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NEW YORK STATE
DIVISION OF
**HOUSING AND
COMMUNITY
RENEWAL**

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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, JULY, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	JULY		
	1981	1980	Percent Change
New Residential Units	3,053	2,424	+26
New York City	974	663	+47
Suburban New York City	754	674	+12
Upstate	1,325	1,087	+22
Dollar Value of All Construction (in thousands)	$313,142	$362,106	-14
New York City	65,106	123,635	-47
Suburban New York City	93,268	87,885	+ 6
Upstate	154,768	150,586	+ 3

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	32,000	26,804
New York City	11,000	7,800
Suburban New York CITY	8,000	6,638
Upstate	13,000	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
ONE-FAMILY HOUSES		
Somers	118	$5,501
APARTMENT HOUSES, including three and four family houses		
Buffalo	151	5,875
New York City		
The Bronx	320	7,000
Queens	489	8,786

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Mount Pleasant	1	$2,900
HOSPITALS, INSTITUTIONAL		
Brighton	1	600
Greece	1	765
Groton (Village)	1	2,200
Hamptonburgh	1	1,100
Nyack	1	1,000
Oneonta (City)	1	800
Rochester	1	1,912
INDUSTRIAL		
Avon (Village)	1	2,001
Beacon	1	868
Cortland	1	730
Hempstead (Town)	1	1,800
Johnstown (City)	1	800
Kirkwood	1	850
LaGrange	2	1,720
North Hempstead	1	836
Oyster Bay	2	2,509
Poughkeepsie (Town)	2	1,707
Ulster	1	2,657
Watertown (Town)	1	1,000

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Buffalo	1	$2,500
Mount Kisco	1	3,200
New York City		
Manhattan	2	26,000
OTHER, SHELTER		
Rochester	1	5,700
PUBLIC WORKS, UTILITIES		
Stony Point	1	700
SCHOOLS, EDUCATIONAL		
Albany	1	1,370
New York City		
Staten Island	1	1,500
Rye (Town)	fd	2,000
Saratoga Springs	1	4,694
STORES, MERCANTILE		
East Hampton (Village)	1	762
Greece	1	600

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Brooklyn	3	$1,680
Manhattan	1	1,000
Syracuse	1	1,029
INDUSTRIAL		
Poughkeepsie (Town)	1	665
OFFICES, PROFESSIONAL		
Garden City	1	750
PUBLIC WORKS, UTILITIES		
Yonkers	1	1,000
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	3,000
STORES, MERCANTILE		
Hempstead (Town)	1	640

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (7 mos.)...	13,670	4,358	3,234	6,078
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (7 mos.)...	18,467	6,959	4,675	6,833
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (7 mos.)..	1,805,549	639,570	403,298	762,681
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (7 mos.)...	1,965,622	638,944	546,870	779,808
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,533,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (7 mos.)...	1,805,549	493,147	927,705	384,697
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (7 mos.)...	1,965,622	671,213	851,755	442,654
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, July and January-July, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1981[2]					July, 1980[2]					
Total NY State	3,053	1,673	66	515	799	2,424	1,436	78	39	871	+26
NY City	974	78	36	503	357	663	30	36	27	570	+47
Suburban NYC[1]	754	653	16	-	85	674	517	26	-	131	+12
Upstate	1,325	942	14	12	357	1,087	889	16	12	170	+22
	January-July, 1981[2]					January-July, 1980[2]					
Total NY State	18,467	8,915	906	1,178	7,468	13,670	8,119	716	531	4,304	+35
NY City	6,959	482	644	1,086	4,747	4,358	496	544	232	3,086	+60
Suburban NYC[1]	4,675	3,133	126	40	1,376	3,234	2,626	72	123	413	+45
Upstate	6,833	5,300	136	52	1,345	6,078	4,997	100	176	805	+12

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, July and January-July, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	July					
	Total			New Residential		
Total NY State	$ 313,142	$ 362,106	-14	$120,928	$ 92,245	+31
NY City	65,106	123,635	-47	21,994	20,528	+ 7
Suburban NYC[1]	93,268	87,885	+ 6	40,690	24,572	+66
Upstate	154,768	150,586	+ 3	58,244	47,145	+24
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 122,443	$ 218,174	-44	$69,771	$ 51,687	+35
NY City	28,946	94,371	-69	14,166	8,736	+62
Suburban NYC[1]	29,614	50,157	-41	22,964	13,156	+75
Upstate	63,883	73,646	-13	32,641	29,795	+10
	January-July					
	Total			New Residential		
Total NY State	$1,965,622	$1,805,549	+ 9	$671,213	$493,147	+36
NY City	638,944	639,570	..	159,486	111,521	+43
Suburban NYC[1]	546,870	403,298	+36	219,813	127,117	+73
Upstate	779,808	762,681	+ 2	291,914	254,509	+15
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 851,755	$ 927,705	- 8	$442,654	$384,697	+15
NY City	355,414	415,888	-15	124,044	112,161	+11
Suburban NYC[1]	196,882	170,976	+15	130,175	105,205	+24
Upstate	299,459	340,841	-12	188,435	167,331	+13

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, July and January-July, 1981 and 1980

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1981[2]					July, 1980[2]					
Total NY City	974	78	36	503	357	663	30	36	27	570	+ 47
The Bronx	332	3	6	3	320	2	-	2	-	-	x
Brooklyn	17	2	4	11	-	59	8	14	9	28	- 71
Manhattan	37	-	-	-	37	537	-	-	-	537	- 93
Queens	509	8	12	489	-	26	3	-	18	5	x
Staten Island	79	65	14	-	-	39	19	20	-	-	+103
	January-July, 1981[2]					January-July, 1980[2]					
Total NY City	6,959	482	644	1,086	4,747	4,358	496	544	232	3,086	+ 60
The Bronx	618	35	16	28	539	221	-	12	12	197	+180
Brooklyn	553	8	34	59	452	166	18	54	66	28	+233
Manhattan	3,251	11	-	-	3,240	2,790	-	-	4	2,786	+ 17
Queens	1,374	35	154	996	189	404	27	152	150	75	+240
Staten Island	1,163	393	440	3	327	777	451	326	-	-	+ 50

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, July and January-July, 1981 and 1980
(in thousands)

Borough	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	July					
	Total			New Residential		
Total NY City	$ 65,106	$123,635	- 47	$ 21,994	$ 20,528	+ 7
The Bronx	8,095	1,732	x	7,365	60	x
Brooklyn	6,576	3,442	+ 91	1,305	1,488	- 12
Manhattan	34,213	111,397	- 69	1,054	17,268	- 94
Queens	10,767	5,871	+ 83	9,516	750	x
Staten Island	5,455	1,193	x	2,754	962	+186
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$ 28,946	$ 94,371	- 69	$ 14,166	$ 8,736	+ 62
The Bronx	-	99	-100	730	1,573	- 54
Brooklyn	642	67	x	4,629	1,887	+145
Manhattan	26,005	90,208	- 71	7,154	3,921	+ 82
Queens	240	3,878	- 94	1,011	1,243	- 19
Staten Island	2,059	119	x	642	112	x
	January-July					
	Total			New Residential		
Total NY City	$638,944	$639,570	..	$159,486	$111,521	+ 43
The Bronx	41,345	24,084	+ 72	17,658	9,412	+ 88
Brooklyn	134,945	25,132	x	10,304	4,882	+111
Manhattan	364,474	492,124	- 26	81,509	70,916	+ 15
Queens	69,588	50,311	+ 38	27,308	7,678	+256
Staten Island	28,592	47,919	- 40	22,707	18,633	+ 22
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$355,414	$415,888	- 15	$124,044	$112,161	+ 11
The Bronx	3,255	4,584	- 29	20,432	10,088	+103
Brooklyn	82,530	3,022	x	42,111	17,228	+144
Manhattan	238,827	345,830	- 31	44,138	75,378	- 41
Queens	27,301	34,637	- 21	14,979	7,996	+ 87
Staten Island	3,501	27,815	- 87	2,384	1,471	+ 62

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], July and January-July, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	July, 1981[2]					July, 1980[2]					
Total Suburban NY City	754	653	16	-	85	674	517	26	-	131	+12
Nassau	170	81	4	-	85	209	82	2	-	125	-19
Rockland	54	50	4	-	-	60	48	6	-	6	-10
Suffolk	309	309	-	-	-	215	215	-	-	-	+44
Westchester	221	213	8	-	-	190	172	18	-	-	+16
	January-July, 1981[2]					January-July, 1980[2]					
Total Suburban NY City	4,675	3,133	126	40	1,376	3,234	2,626	72	123	413	+45
Nassau	1,327	592	56	-	679	816	553	18	-	245	+63
Rockland	389	267	6	-	116	260	242	6	-	12	+50
Suffolk	1,579	1,405	22	40	112	1,179	1,020	10	123	26	+34
Westchester	1,380	869	42	-	469	979	811	38	-	130	+41

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], July and January-July, 1981 and 1980 (in thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	July					
	Total			New Residential		
Total Suburban NY City	$ 93,268	$ 87,885	+ 6	$ 40,690	$ 24,572	+ 66
Nassau	24,281	46,995	- 48	9,212	6,091	+ 51
Rockland	6,326	5,358	+ 18	2,666	2,107	+ 27
Suffolk	29,948	15,386	+ 95	15,475	7,768	+ 99
Westchester	32,713	20,146	+ 62	13,337	8,606	+ 55
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 29,614	$ 50,157	- 41	$ 22,964	$ 13,156	+ 75
Nassau	6,718	36,227	- 81	8,351	4,677	+ 79
Rockland	2,479	2,242	+ 11	1,181	1,009	+ 17
Suffolk	10,133	4,325	+134	4,340	3,293	+ 32
Westchester	10,284	7,363	+ 40	9,092	4,177	+118
	January-July					
	Total			New Residential		
Total Suburban NY City	$546,870	$403,298	+ 36	$219,813	$127,117	+ 73
Nassau	171,592	135,943	+ 26	61,733	34,090	+ 81
Rockland	31,570	27,197	+ 16	15,432	9,076	+ 70
Suffolk	150,020	96,239	+ 56	70,999	39,832	+ 78
Westchester	193,688	143,919	+ 35	71,649	44,119	+ 62
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$196,882	$170,976	+ 15	$130,175	$105,205	+ 24
Nassau	65,181	67,568	- 4	44,678	34,285	+ 30
Rockland	7,354	11,126	- 34	8,784	6,995	+ 26
Suffolk	50,064	31,950	+ 57	28,957	24,457	+ 18
Westchester	74,283	60,332	+ 23	47,756	39,468	+ 21

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], July, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	July, 1981[2]					July, 1980[2]					
Total Upstate	1,325	942	14	12	357	1,087	889	16	12	170	+ 22
East Central	286	276	10	-	-	308	284	8	4	12	- 7
Albany	121	111	10	-	-	102	98	4	-	-	+ 19
Binghamton	28	28	-	-	-	38	24	2	-	12	- 26
Syracuse	94	94	-	-	-	108	106	2	-	-	- 13
Remainder	43	43	-	-	-	60	56	-	4	-	- 28
Mid-Hudson	180	178	2	-	-	163	163	-	-	-	+ 10
Poughkeepsie	40	40	-	-	-	43	43	-	-	-	- 7
Remainder	140	138	2	-	-	120	120	-	-	-	+ 17
Northern and Mohawk Valley	276	70	2	4	200	104	82	2	-	20	+165
Utica	81	24	2	-	55	45	43	2	-	-	+ 80
Remainder	195	46	-	4	145	59	39	-	-	20	+231
Western	583	418	-	8	157	512	360	6	8	138	+ 14
Buffalo	274	119	-	4	151	220	126	-	4	90	+ 25
Elmira	10	10	-	-	-	4	4	-	-	-	+150
Rochester	214	208	-	-	6	168	164	4	-	-	+ 27
Remainder	85	81	-	4	-	120	66	2	4	48	- 29

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-July, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-July, 1981[2]					January-July, 1980[2]					
Total Upstate	6,833	5,300	136	52	1,345	6,078	4,997	100	176	805	+12
East Central	2,001	1,645	68	22	266	1,874	1,614	50	120	90	+ 7
Albany	891	651	48	4	188	756	616	22	112	6	+18
Binghamton	167	135	2	4	26	166	124	22	-	20	+ 1
Syracuse	645	599	14	10	22	659	655	4	-	-	- 2
Remainder	298	260	4	4	30	293	219	2	8	64	+ 2
Mid-Hudson	1,309	937	20	-	352	936	864	6	22	44	+40
Poughkeepsie	362	288	2	-	72	303	243	-	16	44	+19
Remainder	947	649	18	-	280	633	621	6	6	-	+50
Northern and Mohawk Valley	622	367	8	11	236	470	379	2	4	85	+32
Utica	214	131	4	-	79	167	161	2	4	-	+28
Remainder	408	236	4	11	157	303	218	-	-	85	+35
Western	2,901	2,351	40	19	491	2,798	2,140	42	30	586	+ 4
Buffalo	998	730	32	8	228	1,018	770	18	8	222	- 2
Elmira	46	44	2	-	-	53	48	-	-	5	-13
Rochester	1,447	1,254	6	7	180	1,156	1,008	16	-	132	+25
Remainder	410	323	-	4	83	571	314	8	22	227	-28

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], July, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	July					
	Total			New Residential		
Total Upstate	$154,768	$150,586	+ 3	$58,244	$47,145	+ 24
East Central	38,864	37,311	+ 4	11,962	11,979	..
Albany	19,463	14,975	+ 30	5,516	4,318	+ 28
Binghamton	3,921	2,832	+ 38	1,044	1,351	- 23
Syracuse	8,505	13,467	- 37	3,642	4,145	- 12
Remainder	6,975	6,037	+ 16	1,755	2,165	- 19
Mid-Hudson	24,491	24,572	..	8,376	7,343	+ 14
Poughkeepsie	9,051	3,633	+149	1,744	2,048	- 15
Remainder	15,440	20,939	- 26	6,632	5,295	+ 25
Northern and Mohawk Valley	17,933	11,300	+ 59	9,375	4,293	+118
Utica	4,152	4,077	+ 2	3,039	1,312	+132
Remainder	13,781	7,223	+ 91	6,336	2,981	+113
Western	73,480	77,403	- 5	28,531	23,530	+ 21
Buffalo	24,216	25,249	- 4	12,190	8,982	+ 36
Elmira	2,506	9,212	- 73	426	191	+123
Rochester	34,070	31,606	+ 8	12,455	8,309	+ 50
Remainder	12,688	11,336	+ 12	3,460	6,048	- 43
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 63,883	$ 73,646	- 13	$32,641	$29,795	+ 10
East Central	16,997	16,995	..	9,905	8,337	+ 19
Albany	9,630	7,501	+ 28	4,317	3,156	+ 37
Binghamton	2,222	277	x	655	1,204	- 46
Syracuse	1,234	7,524	- 84	3,624	1,798	+102
Remainder	3,911	1,693	+131	1,309	2,179	- 40
Mid-Hudson	12,799	13,426	- 5	3,316	3,803	- 13
Poughkeepsie	5,868	893	x	1,439	692	+108
Remainder	6,931	12,533	- 45	1,877	3,111	- 40
Northern and Mohawk Valley	4,939	3,121	+ 58	3,619	3,886	- 7
Utica	349	892	- 61	764	1,873	- 59
Remainder	4,590	2,229	+106	2,855	2,013	+ 42
Western	29,148	40,104	- 27	15,801	13,769	+ 15
Buffalo	6,798	9,294	- 27	5,228	6,973	- 25
Elmira	426	8,617	- 95	1,654	404	x
Rochester	15,590	19,996	- 22	6,025	3,301	+ 83
Remainder	6,334	2,197	+188	2,894	3,091	- 6

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-July, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	January-July					
	Total			New Residential		
Total Upstate	$779,808	$762,681	+ 2	$291,914	$254,509	+15
East Central	217,828	228,546	- 5	79,970	71,258	+12
Albany	97,626	79,823	+22	38,019	31,622	+20
Binghamton	28,555	43,627	-35	6,519	6,244	+ 4
Syracuse	60,807	78,269	-22	24,038	22,902	+ 5
Remainder	30,840	26,827	+15	11,394	10,490	+ 9
Mid-Hudson	97,854	99,115	- 1	47,915	35,467	+35
Poughkeepsie	33,281	34,781	- 4	14,839	11,168	+23
Remainder	64,573	64,334	..	33,076	24,299	+36
Northern and Mohawk Valley	55,332	57,380	- 4	20,347	18,291	+11
Utica	21,383	18,775	+14	7,217	5,090	+42
Remainder	33,949	38,605	-12	13,130	13,201	- 1
Western	408,794	377,640	+ 8	143,682	129,493	+11
Buffalo	163,550	134,553	+22	47,639	44,658	+ 7
Elmira	7,983	19,793	-60	1,952	2,704	-28
Rochester	175,941	157,253	+12	78,481	56,329	+39
Remainder	61,320	66,041	- 7	15,610	25,802	-40
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$299,459	$340,841	-12	$188,435	$167,331	+13
East Central	78,215	92,389	-15	59,643	64,899	- 8
Albany	36,296	24,799	+46	23,311	23,402	..
Binghamton	8,723	20,244	-57	13,313	17,139	-22
Syracuse	22,094	39,377	-44	14,675	15,990	- 8
Remainder	11,102	7,969	+39	8,344	8,368	..
Mid-Hudson	29,088	45,972	-37	20,851	17,676	+18
Poughkeepsie	11,305	18,385	-39	7,137	5,228	+37
Remainder	17,783	27,587	-36	13,714	12,448	+10
Northern and Mohawk Valley	18,804	26,554	-29	16,181	12,535	+29
Utica	6,503	8,710	-25	7,663	4,975	+54
Remainder	12,301	17,844	-31	8,518	7,560	+13
Western	173,352	175,926	- 1	91,760	72,221	+27
Buffalo	80,024	61,287	+31	35,887	28,608	+25
Elmira	1,672	14,058	-88	4,359	3,031	+44
Rochester	65,873	75,907	-13	31,587	25,017	+26
Remainder	25,783	24,674	+ 4	19,927	15,565	+28

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, AUGUST, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	AUGUST		
	1981	1980	Percent Change
New Residential Units	2,137	2,310	- 7
New York City	410	708	- 42
Suburban New York City	508	434	+ 17
Upstate	1,219	1,168	+ 4
Dollar Value of All Construction (in thousands)	$292,744	$406,617	- 28
New York City	41,171	235,140	- 82
Suburban New York City	99,759	42,503	+135
Upstate	151,814	128,974	+ 18

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	31,000	26,804
New York City	10,500	7,800
Suburban New York City	8,000	6,638
Upstate	12,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Lysander	178	$3,500
New York City		
The Bronx	156	5,460

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Stony Point	1	$ 600
HOSPITALS, INSTITUIONAL		
Philipstown	1	500
Syracuse	1	5,000
HOTELS, MOTELS		
East Hampton (Town)	1	1,031
Wallkill	1	750
INDUSTRIAL		
Cheektowaga	1	1,800
Horseheads (Town)	1	597
LeRoy (Village)	1	1,200
Massena (Town)	1	1,000
Menands	1	750
Oyster Bay	1	719
Pembrooke	1	2,500
Rye (Town)	1	33,207
Yonkers	1	800
OFFICES, PROFESSIONAL		
Amherst	1	1,200
Guilderland	2	3,700
Huntington	1	1,456
Kirkwood	1	5,000
New York City		
Manhattan	2	13,926
Queens	1	780
North Hempstead	1	525
Perinton	1	600
Port Chester	1	2,400
Rochester	1	4,896

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
PUBLIC WORKS, UTILITIES		
Potsdam (Village)	1	$3,452
SCHOOLS, EDUCATIONAL		
New York City		
The Bronx	1	800
STORES, MERCANTILE		
Amherst	1	650
Henrietta	3	8,400
North Hempstead	1	810
Orchard Park (Town)	1	650
Oyster Bay	1	524
Southeast	1	1,160
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
Queens	1	2,700
STRUCTURES OTHER THAN BUILDINGS		
Rochester	1	700
Watertown (City)	1	1,138

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
The Bronx	1	$1,360
Manhattan	1	500
AMUSEMENT, RECREATIONAL		
Albany	1	1,837
INDUSTRIAL		
Irondequoit	1	3,550
Peekskill	1	1,200
Rochester	1	1,436

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH (Cont)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Babylon (Town)	1	$1,400
OTHER SHELTER		
New York City		
Manhattan	1	500
PUBLIC WORKS, UTILITIES		
New York City		
The Bronx	1	500
STORES, MERCANTILE		
Colonie (Town)	1	600

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (8 mos.)...	15,980	5,066	3,668	7,246
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (8 mos.)...	20,604	7,369	5,183	8,082
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (8 mos.)..	2,212,166	874,710	445,801	891,655
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (8 mos.)...	2,258,366	680,115	646,629	931,622
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (8 mos.)...	2,212,166	624,052	1,160,293	427,821
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (8 mos.)...	2,258,366	759.715	985,450	513,201
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83.820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, January-August, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	August, 1981[2]					August, 1980[2]					
Total NY State	2,137	1,373	78	88	598	2,310	1,368	144	22	776	- 7
NY City	410	49	46	81	234	708	74	104	18	512	+42
Suburban NYC[1]	508	492	16	-	-	434	400	20	-	14	+17
Upstate	1,219	832	16	7	364	1,168	894	20	4	250	+ 4
	January-August, 1981[2]					January-August, 1980[2]					
Total NY State	20,604	10,288	984	1,266	8,066	15,980	9,487	860	553	5,080	+29
NY City	7,369	531	690	1,167	4,981	5,066	570	648	250	3,598	+45
Suburban NYC[1]	5,183	3,625	142	40	1,376	3,668	3,026	92	123	427	+41
Upstate	8,052	6,132	152	59	1,709	7,246	5,891	120	180	1,055	+11

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, August, and January-August, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	August					
	Total			New Residential		
Total NY State	$ 292,744	$ 406,617	- 28	$ 88,502	$130,905	-32
NY City	41,171	235,140	- 82	11,661	68,886	-83
Suburban NYC[1/]	99,759	42,503	+135	27,621	17,686	+56
Upstate	151,814	128,974	+ 18	49,220	44,333	+11
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 133,695	$ 232,588	- 43	$ 70,547	$ 43,124	+64
NY City	19,108	160,951	- 88	10,402	5,303	+96
Suburban NYC[1/]	51,966	11,547	x	20,172	13,270	+52
Upstate	62,621	60,090	+ 4	39,973	24,551	+63
	January-August					
	Total			New Residential		
Total NY State	$2,258,366	$2,212,166	+ 2	$759,715	$624,052	+22
NY City	680,115	874,710	- 22	171,147	180,407	- 5
Suburban NYC[1/]	646,629	445,801	+ 45	247,434	144,803	+71
Upstate	931,622	891,655	+ 4	341,134	298,842	+14
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 985,450	$1,160,293	- 15	$513,201	$427,821	+20
NY City	374,522	576,839	- 35	134,446	117,464	+14
Suburban NYC[1/]	248,848	182,523	+ 36	150,347	118,475	+27
Upstate	362,080	400,931	+ 10	228,408	191,882	+19

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, August and January-August, 1981 and 1980

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	August, 1981[2]					August, 1980[2]					
Total NY City	410	49	46	81	234	708	74	104	18	512	- 42
The Bronx	161	5	-	-	156	-	-	-	-	-	x
Brooklyn	51	10	2	39	-	10	1	-	9	-	x
Manhattan	72	-	-	-	72	492	-	-	-	492	- 85
Queens	91	1	42	42	6	93	2	62	9	20	- 2
Staten Island	35	33	2	-	-	113	71	42	-	-	- 69
	January-August, 1981[2]					January-August, 1980[2]					
Total NY City	7,369	531	690	1,167	4,981	5,066	570	648	250	3,598	+ 45
The Bronx	779	40	16	28	695	221	-	12	12	197	+252
Brooklyn	604	18	36	98	452	176	19	54	75	28	+243
Manhattan	3,323	11	-	-	3,312	3,282	-	-	4	3,278	+ 1
Queens	1,465	36	196	1,038	195	497	29	214	159	95	+195
Staten Island	1,198	426	442	3	327	890	522	368	-	-	+ 35

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, August and January-August, 1981 and 1980 (In thousands)

Borough	1981 2/	1980 2/	Percent Change	1981 2/	1980 2/	Percent Change
	August					
	Total			New Residential		
Total NY City	$ 41,171	$235,140	- 82	$ 11,661	$ 68,886	- 83
The Bronx	9,215	340	x	5,635	-	x
Brooklyn	3,212	1,331	+141	1,900	270	x
Manhattan	19,934	227,289	- 91	1,356	64,076	- 98
Queens	7,332	3,082	+138	1,619	1,554	+ 4
Staten Island	1,478	3,098	- 52	1,151	2,986	- 61
	New Non-Residential 4/			Additions and Alterations		
Total NY City	$ 19,108	$160,951	- 88	$ 10,402	$ 5,303	+ 96
The Bronx	807	-	x	2,773	340	x
Brooklyn	645	40	x	667	1,021	- 35
Manhattan	13,928	160,000	- 91	4,650	3,213	+ 45
Queens	3,656	885	x	2,057	643	+220
Staten Island	72	26	+177	255	86	+197
	January-August					
	Total			New Residential		
Total NY City	$680,115	$874,710	- 22	$171,147	$180,407	- 5
The Bronx	50,560	24,424	+107	23,293	9,412	+147
Brooklyn	138,157	26,463	x	12,204	5,152	+137
Manhattan	384,408	719,413	- 47	82,865	134,992	- 39
Queens	76,920	53,393	+ 44	28,927	9,232	+213
Staten Island	30,070	51,017	- 41	23,858	21,619	+ 10
	New Non-Residential 4/			Additions and Alterations		
Total NY City	$374,522	$576,839	- 35	$134,446	$117,464	+ 14
The Bronx	4,062	4,584	- 11	23,205	10,428	+123
Brooklyn	83,175	3,062	x	42,778	18,249	+134
Manhattan	252,755	505,830	- 50	48,788	78,591	- 38
Queens	30,957	35,522	- 13	17,036	8,639	+ 97
Staten Island	3,573	27,841	- 87	2,639	1,557	+ 69

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], August and January-August, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	August, 1981[2]					August, 1980[2]					
Total Suburban NY City	508	492	16	-	-	434	400	20	-	14	+17
Nassau	100	92	8	-	-	91	73	18	-	-	+10
Rockland	76	74	2	-	-	69	69	-	-	-	+10
Suffolk	240	240	-	-	-	202	188	-	-	14	+19
Westchester	92	86	6	-	-	72	70	2	-	-	+28
	January-August, 1981[2]					January-August, 1980[2]					
Total Suburban NY City	5,183	3,625	142	40	1,376	3,668	3,026	92	123	427	+41
Nassau	1,427	684	64	-	679	907	626	36	-	245	+57
Rockland	465	341	8	-	116	329	311	6	-	12	+41
Suffolk	1,819	1,645	22	40	112	1,381	1,208	10	123	40	+32
Westchester	1,472	955	48	-	469	1,051	881	40	-	130	+40

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], August and and January-August, 1981 and 1980
(In thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
			August			
	Total			New Residential		
Total Suburban NY City	$ 99,759	$ 42,503	+135	$ 27,621	$ 17,686	+ 56
Nassau	17,232	12,754	+ 35	5,845	4,671	+ 25
Rockland	6,461	3,007	+115	3,930	2,090	+ 88
Suffolk	22,707	14,721	+ 54	9,859	5,963	+ 65
Westchester	53,359	12,021	x	7,987	4,962	+ 61
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 51,966	$ 11,547	x	$ 20,172	$ 13,270	+ 52
Nassau	4,591	2,672	+ 72	6,796	5,411	+ 26
Rockland	1,334	370	+261	1,197	547	+119
Suffolk	7,727	5,968	+ 29	5,121	2,790	+ 84
Westchester	38,314	2,537	x	7,058	4,522	+ 56
			January-August			
	Total			New Residential		
Total Suburban NY City	$646,629	$445,801	+ 45	$247,434	$144,803	+ 71
Nassau	188,824	148,697	+ 27	67,578	38,761	+ 74
Rockland	38,031	30,204	+ 26	19,362	11,166	+ 73
Suffolk	172,727	110,960	+ 56	80,858	45,795	+ 77
Westchester	247,047	155,940	+ 58	79,636	49,081	+ 62
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$248,848	$182,523	+ 36	$150,347	$118,475	+ 27
Nassau	69,772	70,240	- 1	51,474	39,696	+ 30
Rockland	8,688	11,496	- 24	9,981	7,542	+ 32
Suffolk	57,791	37,918	+ 52	34,078	27,247	+ 25
Westchester	112,597	62,869	+ 79	54,814	43,990	+ 25

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], August, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	August, 1981[2]					August, 1980[2]					
Total Upstate	1,219	832	16	7	364	1,168	894	20	4	250	+ 4
East Central	531	265	8	3	255	317	267	18	-	32	+ 68
Albany	124	75	4	3	42	110	94	16	-	-	+ 13
Binghamton	26	26	-	-	-	58	24	2	-	32	- 55
Syracuse	341	124	4	-	213	110	110	-	-	-	+210
Remainder	40	40	-	-	-	39	39	-	-	-	+ 3
Mid-Hudson	191	157	4	4	26	145	145	-	-	-	+ 32
Poughkeepsie	43	41	2	-	-	45	45	-	-	-	- 4
Remainder	148	116	2	4	26	100	100	-	-	-	+ 48
Northern and Mohawk Valley	87	70	2	-	15	185	85	-	-	100	- 53
Utica	35	35	-	-	-	131	31	-	-	100	- 73
Remainder	52	35	2	-	15	54	54	-	-	-	- 4
Western	410	340	2	-	68	521	397	2	4	118	- 21
Buffalo	153	103	2	-	48	173	135	-	-	38	- 12
Elmira	14	14	-	-	-	10	10	-	-	-	+ 40
Rochester	187	167	-	-	20	251	191	-	4	56	- 25
Remainder	56	56	-	-	-	87	61	2	-	24	- 36

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-August, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-August, 1981[2]					January-August, 1980[2]					
Total Upstate	8,052	6,132	152	59	1,709	7,246	5,891	120	180	1,055	+11
East Central	2,532	1,910	76	25	521	2,191	1,881	68	120	122	+16
Albany	1,015	726	52	7	230	866	710	38	112	6	+17
Binghamton	193	161	2	4	26	224	148	24	-	52	-14
Syracuse	986	723	18	10	235	769	765	4	-	-	+28
Remainder	338	300	4	4	30	332	258	2	8	64	+ 2
Mid-Hudson	1,500	1,094	24	4	378	1,081	1,009	6	22	44	+39
Poughkeepsie	405	329	4	-	72	348	288	-	16	44	+16
Remainder	1,095	765	20	4	306	733	721	6	6	-	+49
Northern and Mohawk Valley	709	437	10	11	251	655	464	2	4	185	+ 8
Utica	249	166	4	-	79	298	192	2	4	100	-16
Remainder	460	271	6	11	172	357	272	-	-	85	+29
Western	3,311	2,691	42	19	559	3,319	2,537	44	34	704	..
Buffalo	1,151	833	34	8	276	1,191	905	18	8	260	- 3
Elmira	60	58	2	-	-	63	58	-	-	5	- 5
Rochester	1,634	1,421	6	7	200	1,407	1,199	16	4	188	+16
Remainder	466	379	-	4	83	658	375	10	22	251	-29

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], August, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	August					
	Total			New Residential		
Total Upstate	$151,814	$128,974	+ 18	$49,220	$44,333	+ 11
East Central	47,318	32,318	+ 46	17,224	11,187	+ 54
Albany	16,135	12,102	+ 33	4,755	4,791	- 1
Binghamton	7,483	7,217	+ 4	953	1,302	- 27
Syracuse	20,219	8,177	+147	10,205	3,668	+178
Remainder	3,481	4,822	- 28	1,311	1,426	- 8
Mid-Hudson	19,395	13,058	+ 49	7,559	5,984	+ 26
Poughkeepsie	5,099	3,354	+ 52	1,622	1,932	- 16
Remainder	14,296	9,704	+ 47	5,937	4,052	+ 47
Northern and Mohawk Valley	13,579	11,975	+ 13	4,611	5,509	- 16
Utica	2,816	8,418	- 67	1,143	3,675	- 69
Remainder	10,763	3,557	+203	3,468	1,834	+ 89
Western	71,522	71,623	..	19,826	21,653	- 8
Buffalo	21,133	21,572	- 2	6,593	7,069	- 7
Elmira	1,824	1,638	+ 11	611	476	+ 28
Rochester	38,244	37,402	+ 2	10,230	11,404	- 10
Remainder	10,321	11,011	- 6	2,392	2,704	- 12
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 62,621	$ 60,090	+ 4	$39,973	$24,551	+ 63
East Central	19,372	11,815	+ 64	10,722	9,316	+ 15
Albany	5,505	3,883	+ 42	5,875	3,428	+ 71
Binghamton	5,562	4,219	+ 32	968	1,696	- 43
Syracuse	7,280	1,145	x	2,734	3,364	- 19
Remainder	1,025	2,568	- 60	1,145	828	+ 38
Mid-Hudson	5,213	4,189	+ 24	6,623	2,885	+130
Poughkeepsie	798	449	+ 78	2,679	973	+175
Remainder	4,415	3,740	+ 18	3,944	1,912	+106
Northern and Mohawk Valley	6,250	4,476	+ 40	2,718	1,990	+ 37
Utica	250	3,719	- 93	1,423	1,024	+ 39
Remainder	6,000	757	x	1,295	966	+ 34
Western	31,786	39,610	- 20	19,910	10,360	+ 92
Buffalo	7,664	9,898	- 23	6,876	4,605	+ 49
Elmira	645	517	+ 25	568	645	- 12
Rochester	18,463	23,131	- 20	9,551	2,867	+233
Remainder	5,014	6,064	- 18	2,915	2,243	+ 30

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-August, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	January-August					
	Total			New Residential		
Total Upstate	$931,622	$891,655	+ 4	$341,134	$298,842	+14
East Central	265,146	260,864	+ 2	97,194	82,445	+18
Albany	113,761	91,925	+24	42,774	36,413	+17
Binghamton	36,038	50,844	-29	7,472	7,546	- 1
Syracuse	81,026	86,446	- 6	34,243	26,570	+29
Remainder	34,321	31,649	+ 8	12,705	11,916	+ 7
Mid-Hudson	117,249	112,173	+ 5	55,474	41,451	+34
Poughkeepsie	38,380	38,135	+ 1	16,461	13,100	+26
Remainder	78,869	74,038	+ 7	39,013	28,351	+38
Northern and Mohawk Valley	68,911	69,355	- 1	24,958	23,800	+ 5
Utica	24,199	27,193	-11	8,360	8,765	- 5
Remainder	44,712	42,162	+ 6	16,598	15,035	+10
Western	480,316	449,263	+ 7	163,508	151,146	+ 8
Buffalo	184,683	156,125	+18	54,232	51,727	+ 5
Elmira	9,807	21,431	-54	2,563	3,180	-19
Rochester	214,185	194,655	+10	88,711	67,733	+31
Remainder	71,641	77,052	- 7	18,002	28,506	-37
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$362,080	$400,931	-10	$228,408	$191,882	+19
East Central	97,587	104,204	- 6	70,365	74,215	- 5
Albany	41,801	28,682	+46	29,186	26,830	+ 9
Binghamton	14,285	24,463	-42	14,281	18,835	-24
Syracuse	29,374	40,522	-28	17,409	19,354	-10
Remainder	12,127	10,537	+15	9,489	9,196	+ 3
Mid-Hudson	34,301	50,161	-32	27,474	20,561	+34
Poughkeepsie	12,103	18,834	-36	9,816	6,201	+58
Remainder	22,198	31,327	-29	17,658	14,360	+23
Northern and Mohawk Valley	25,054	31,030	-19	18,899	14,525	+30
Utica	6,753	12,429	-46	9,086	5,999	+51
Remainder	18,301	18,601	- 2	9,813	8,526	+15
Western	205,138	215,536	- 5	111,670	82,581	+35
Buffalo	87,688	71,185	+23	42,763	33,213	+29
Elmira	2,317	14,575	-84	4,927	3,676	+34
Rochester	84,336	99,038	-15	41,138	27,884	+48
Remainder	30,797	30,738	..	22,842	17,808	+28

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
**HOUSING AND
COMMUNITY
RENEWAL**

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, SEPTEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	SEPTEMBER		
	1981	1980	Percent Change
New Residential Units	3,274	3,307	- 1
New York City	1,356	701	+93
Suburban New York City	688	778	-12
Upstate	1,230	1,828	-33
Dollar Value of All Construction (in thousands)	$339,638	$283,526	+20
New York City	103,269	54,867	+88
Suburban New York City	89,476	59,674	+50
Upstate	146,893	168,985	-13

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	31,000	26,804
New York City	10,500	7,800
Suburban New York City	8,000	6,638
Upstate	12,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Buffalo	101	$ 4,200
Mount Vernon	144	7,200
New York City		
Brooklyn	340*	12,115
Manhattan	923**	45,638
Oswego (City)	101	2,500

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Greece	1	$ 706
New York City		
Brooklyn	1	500
Peekskill	1	690
HOSPITALS, INSTITUTIONAL		
Amherst	1	6,700
Huntington	1	12,816
New York City		
The Bronx	1	650
Queens	1	1,239
HOTELS, MOTELS		
Van Buren	1	1,500
INDUSTRIAL		
Babylon (Town)	3	2,284
Brookhaven	1	1,045
Clifton Park	1	1,000
Farmington	1	660
Greece	1	678
New York City		
Queens	1	1,239
North Hempstead	1	1,700
Owego (Town)	1	7,000
Rochester	1	4,615

* Includes conversion of one non-residential building to 14 units of multiple housing

** Includes conversion of eight non-residential buildings to 95 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Goshen (Village)	1	$ 750
Hamburg (Village)	1	2,200
New York City		
Manhattan	2	18,000
Ossining (Town)	1	840
Rye (Town)	1	10,000
Wappinger	1	5,638
PUBLIC WORKS, UTILITIES		
Manlius (Town)	1	702
SCHOOLS, EDUCATIONAL		
Binghamton (City)	1	845
Woodbury	1	1,750
STORES, MERCANTILE		
Amherst	1	1,000
Clarence	1	750
Yonkers	1	1,000
OTHER NON-RESIDENTIAL BUILDINGS		
Union Vale	1	793

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
The Bronx	1	$ 540
Manhattan	2	4,800
Salina	1	1,716
HOSPITALS, INSTITUTIONAL		
New York City		
Queens	1	700
INDUSTRIAL		
Irondequoit	1	2,000
Painted Post	1	743
PUBLIC WORKS, UTILITIES		
Binghamton (City)	1	500
STORES, MERCANTILE		
New York City		
Manhattan	1	10,000
Rochester	1	536

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (9 mos.)...	19,287	5,767	4,446	9,074
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (9 mos.)...	23,878	8,725	5,871	9,282
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981
(in thousands)

		Total		Suburban	
	Period	NY State	NY City	NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.)	3,200,152	1,062,777	704,023	1,433,352
	Total (9 mos.)	2,495,692	929,577	505,475	1,060,640
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (9 mos.)	2,598,004	783,384	736,105	1,078,515
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August	292,744	41,171	99,759	151,814
	September	339,638	103,269	89,476	146,893

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (9 mos.)...	2,495,692	735,614	1,282,887	477,191
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (9 mos.)...	2,598,004	906,004	1,103,517	588,483
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August..............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, September and January-September, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	September, 1981[2]					September, 1980[2]					
Total NY State	3,274	1,205	80	40	1,949	3,307	1,603	142	194	1,368	- 1
NY City	1,356	31	30	21	1,274	701	39	74	174	414	+93
Suburban NYC[1]	688	455	16	-	217	778	516	36	-	226	-12
Upstate	1,230	719	34	19	458	1,828	1,048	32	20	728	-33
	January-September, 1981[2]					January-September, 1980[2]					
Total NY State	23,878	11,493	1,064	1,306	10,015	19,287	11,090	1,002	747	6,448	+24
NY City	8,725	562	720	1,188	6,255	5,767	609	722	424	4,012	+51
Suburban NYC[1]	5,871	4,080	158	40	1,593	4,446	3,542	128	123	653	+32
Upstate	9,282	6,851	186	78	2,167	9,074	6,939	152	200	1,783	+ 2

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, September and January-September, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	September					
	Total			New Residential		
Total NY State	$ 339,638	$ 283,526	+ 20	$146,289	$111,562	+ 31
NY City	103,269	54,867	+ 88	60,489	17,290	+250
Suburban NYC[1/]	89,476	59,674	+ 50	35,756	28,076	+ 27
Upstate	146,893	168,985	- 13	50,044	66,196	- 24
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 118,067	$ 122,594	- 4	$ 75,282	$ 49,370	+ 52
NY City	21,688	30,478	- 29	21,092	7,099	+197
Suburban NYC[1/]	35,962	17,760	+102	17,758	13,838	+ 28
Upstate	60,417	74,356	- 19	36,432	28,433	+ 28
	January-September					
	Total			New Residential		
Total NY State	$2,598,004	$2,495,692	+ 4	$906,004	$735,614	+ 23
NY City	783,384	929,577	- 16	231,636	197,697	+ 17
Suburban NYC[1/]	736,105	505,475	+ 46	283,190	172,879	+ 64
Upstate	1,078,515	1,060,640	+ 2	391,178	365,038	+ 7
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,103,517	$1,282,887	- 14	$588,483	$477,191	+ 23
NY City	396,210	607,317	- 35	155,538	124,563	+ 25
Suburban NYC[1/]	284,810	200,283	+ 42	168,105	132,313	+ 27
Upstate	422,497	475,287	- 11	264,840	220,315	+ 20

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, September and January-September, 1981 and 1980

Borough	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	September, 1981[2]					September, 1980[2]					
Total NY City	1,356	31	30	21	1,274	701	39	74	174	414	+ 93
The Bronx	11	3	8	-	-	81	-	-	-	81	- 86
Brooklyn	343	-	-	3	340	296	2	2	33	259	+ 16
Manhattan	923	-	-	-	923	74	-	-	-	74	x
Queens	39	2	8	18	11	207	2	64	141	-	- 81
Staten Island	40	26	14	-	-	43	35	8	-	-	- 7
	January-September, 1981[2]					January-September, 1980[2]					
Total NY City	8,725	562	720	1,188	6,255	5,767	609	722	424	4,012	+ 51
The Bronx	790	43	24	28	695	302	-	12	12	278	+162
Brooklyn	947	18	36	101	792	472	21	56	108	287	+101
Manhattan	4,246	11	-	-	4,235	3,356	-	-	4	3,352	+ 27
Queens	1,504	38	204	1,056	206	704	31	278	300	95	+114
Staten Island	1,238	452	456	3	327	933	557	376	-	-	+ 33

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, September and January-September, 1981 and 1980
(in thousands)

Borough	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
			September			
	Total			New Residential		
Total NY City	$103,269	$ 54,867	+ 88	$ 60,489	$ 17,290	+250
The Bronx	2,189	4,147	- 47	585	3,000	- 81
Brooklyn	14,784	9,222	+ 60	12,235	7,435	+ 65
Manhattan	80,589	16,457	x	45,638	1,836	x
Queens	3,501	23,215	- 85	731	4,008	+ 82
Staten Island	2,206	1,826	+ 21	1,300	1,011	+ 29
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$ 21,688	$ 30,478	- 29	$ 21,092	$ 7,099	+197
The Bronx	695	249	+179	909	898	+ 1
Brooklyn	1,037	238	x	1,512	1,549	- 2
Manhattan	18,000	11,400	+ 58	16,951	3,221	+ x
Queens	1,366	18,087	- 92	1,404	1,120	+ 25
Staten Island	590	504	+ 17	316	311	+ 2
			January-September			
	Total			New Residential		
Total NY City	$783,384	$929,577	- 16	$231,636	$197,697	+ 17
The Bronx	52,749	28,571	+ 85	23,878	12,412	+ 92
Brooklyn	152,941	35,685	x	24,439	12,587	+ 94
Manhattan	464,997	735,870	- 37	128,503	136,828	- 6
Queens	80,421	76,608	+ 5	29,658	13,240	+124
Staten Island	32,276	52,843	- 39	25,158	22,630	+ 11
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$396,210	$607,317	- 35	$155,538	$124,563	+ 25
The Bronx	4,757	4,833	- 2	24,114	11,326	+113
Brooklyn	84,212	3,300	x	44,290	19,798	+124
Manhattan	270,755	517,230	- 48	65,739	81,812	- 20
Queens	32,323	53,609	- 40	18,440	9,759	+ 89
Staten Island	4,163	28,345	- 85	2,955	1,868	+ 58

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City1/, September and January-September, 1981 and 1980

County	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change (Total
	September, 19812/					September, 19802/					
Total Suburban NY City	688	455	16	-	217	778	516	36	-	226	-12
Nassau	107	91	6	-	10	120	112	8	-	-	-11
Rockland	80	44	-	-	36	164	53	-	-	111	-51
Suffolk	238	236	2	-	-	331	190	26	-	115	-28
Westchester	263	84	8	-	171	163	161	2	-	-	+61
	January-September, 19812/					January-September, 19802/					
Total Suburban NY City	5,871	4,080	158	40	1,593	4,446	3,542	128	123	653	+32
Nassau	1,534	775	70	-	689	1,027	738	44	-	245	+49
Rockland	545	385	8	-	152	493	364	6	-	123	+11
Suffolk	2,057	1,881	24	40	112	1,712	1,398	36	123	155	+20
Westchester	1,735	1,039	56	-	640	1,214	1,042	42	-	130	+43

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], September and January-September 1981 and 1980 (in thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	September					
	Total			New Residential		
Total Suburban NY City	$ 89,476	$ 59,674	+ 50	$ 35,756	$ 28,076	+27
Nassau	18,024	22,953	- 21	7,368	6,628	+11
Rockland	4,317	5,148	- 16	2,964	3,837	-23
Suffolk	33,078	17,902	+ 85	10,832	9,588	+13
Westchester	34,057	13,671	+149	14,592	8,023	+82
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 35,962	$ 17,706	+103	$ 17,758	$ 13,838	+28
Nassau	3,583	9,522	- 62	7,073	6,803	+ 4
Rockland	125	453	- 72	1,228	858	+43
Suffolk	18,374	5,422	+239	3,872	2,892	+34
Westchester	13,880	2,363	x	5,585	3,285	+70
	January-September					
	Total			New Residential		
Total Suburban NY City	$736,105	$505,475	+ 46	$283,190	$172,879	+64
Nassau	206,848	171,650	+ 21	74,946	45,389	+65
Rockland	42,348	35,352	+ 20	22,326	15,003	+49
Suffolk	205,805	128,862	+ 60	91,690	55,383	+66
Westchester	281,104	169,611	+ 66	94,228	57,104	+65
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$284,810	$200,283	+ 42	$168,105	$132,313	+27
Nassau	73,355	79,762	- 8	58,547	46,499	+26
Rockland	8,813	11,949	- 26	11,209	8,400	+33
Suffolk	76,165	43,340	+ 76	37,950	30,139	+26
Westchester	126,477	65,232	+ 94	60,399	47,275	+28

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], September, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	September, 1981[2]					September, 1980[2]					
Total Upstate	1,230	719	34	19	458	1,828	1,048	32	20	728	- 33
East Central	504	219	24	12	249	734	338	10	-	386	- 31
Albany	115	95	20	-	-	219	104	2	-	113	- 47
Binghamton	96	20	-	8	68	37	33	4	-	-	+159
Syracuse	264	75	4	4	181	420	143	4	-	273	- 37
Remainder	29	29	-	-	-	58	58	-	-	-	- 50
Mid-Hudson	175	173	2	-	-	280	234	6	-	40	- 38
Poughkeepsie	61	59	2	-	-	110	70	-	-	40	- 45
Remainder	114	114	-	-	-	170	164	6	-	-	- 33
Northern and Mohawk Valley	116	41	2	-	73	82	71	-	4	7	+ 41
Utica	19	19	-	-	-	34	27	-	-	7	- 44
Remainder	97	22	2	-	73	48	44	-	4	-	+102
Western	435	286	6	7	136	732	405	16	16	295	- 41
Buffalo	215	77	2	-	136	149	143	2	4	-	+ 44
Elmira	8	8	-	-	-	7	7	-	-	-	+ 14
Rochester	179	168	4	7	-	189	167	10	12	-	- 5
Remainder	33	33	-	-	-	387	88	4	-	295	- 91

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-September, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-September, 1981[2]					January-September, 1980[2]					
Total Upstate	9,282	6,851	186	78	2,167	9,074	6,939	152	200	1,783	+ 2
East Central	3,036	2,129	100	37	770	2,925	2,219	78	120	508	+ 4
Albany	1,130	821	72	7	230	1,085	814	40	112	119	+ 4
Binghamton	289	181	2	12	94	261	181	28	-	52	+11
Syracuse	1,250	798	22	14	416	1,189	908	8	-	273	+ 5
Remainder	367	329	4	4	30	390	316	2	8	64	- 6
Mid-Hudson	1,675	1,267	26	4	378	1,361	1,243	12	22	84	+23
Poughkeepsie	466	388	6	-	72	458	358	-	16	84	+ 2
Remainder	1,209	879	20	4	306	903	885	12	6	-	+34
Northern and Mohawk Valley	825	478	12	11	324	737	535	2	8	192	+12
Utica	268	185	4	-	79	332	219	2	4	107	-19
Remainder	557	293	8	11	245	405	316	-	4	85	+38
Western	3,746	2,977	48	26	695	4,051	2,942	60	50	999	- 8
Buffalo	1,366	910	36	8	412	1,340	1,048	20	12	260	+ 2
Elmira	68	66	2	-	-	70	65	-	-	5	- 3
Rochester	1,813	1,589	10	14	200	1,596	1,366	26	16	188	+14
Remainder	499	412	-	4	83	1,045	463	14	22	546	-52

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], September, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	September					
	Total			New Residential		
Total Upstate	$146,893	$168,985	- 13	$50,044	$66,196	- 24
East Central	46,992	54,643	- 14	16,391	21,693	- 24
Albany	13,037	20,489	- 36	5,838	7,415	- 21
Binghamton	11,901	11,996	- 1	1,469	1,614	- 9
Syracuse	17,011	16,807	+ 1	7,868	10,130	- 22
Remainder	5,043	5,351	- 6	1,216	2,534	- 52
Mid-Hudson	24,758	18,396	+ 35	7,833	11,319	- 31
Poughkeepsie	11,359	5,866	+ 94	2,612	4,319	- 40
Remainder	13,399	12,530	+ 7	5,221	7,000	- 25
Northern and Mohawk Valley	7,473	6,594	+ 13	4,149	2,714	+ 53
Utica	2,589	2,679	- 3	780	1,191	- 35
Remainder	4,884	3,915	+ 25	3,369	1,523	+121
Western	67,670	89,352	- 24	21,671	30,470	- 29
Buffalo	30,427	21,011	+ 45	8,857	7,134	+ 24
Elmira	1,225	2,456	- 50	480	385	+ 25
Rochester	28,208	45,524	- 38	11,143	9,750	+ 14
Remainder	7,810	20,361	- 62	1,191	13,201	- 91
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 60,417	$ 74,356	- 19	$36,432	$28,433	+ 28
East Central	17,668	25,772	- 31	12,933	7,178	+ 80
Albany	2,989	10,147	- 71	4,210	2,927	+ 44
Binghamton	8,578	9,610	- 11	1,854	772	+140
Syracuse	4,973	4,834	+ 3	4,170	1,843	+126
Remainder	1,128	1,181	- 4	2,699	1,636	+ 65
Mid-Hudson	13,311	3,261	x	3,614	3,816	- 5
Poughkeepsie	7,725	748	x	1,022	799	+ 28
Remainder	5,586	2,513	+122	2,592	3,017	- 14
Northern and Mohawk Valley	1,370	1,273	+ 8	1,954	2,607	- 25
Utica	965	296	+226	844	1,192	- 29
Remainder	405	977	- 59	1,110	1,415	- 22
Western	28,068	44,050	- 36	17,931	14,832	+ 21
Buffalo	15,629	9,175	+ 70	5,941	4,702	+ 26
Elmira	395	1,616	- 76	350	455	- 23
Rochester	10,471	31,248	- 66	6,594	4,526	+ 46
Remainder	1,573	2,011	- 22	5,046	5,149	- 2

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate 6/, January-September, 1981 and 1980

(in thousands)

Area	1981 2/	1980 2/	Percent Change	1981 2/	1980 2/	Percent Change
	January-September					
	Total			New Residential		
Total Upstate	$1,078,515	$1,060,640	+ 2	$391,178	$365,038	+ 7
East Central	312,138	315,507	- 1	113,585	104,138	+ 9
Albany	126,789	112,414	+13	48,612	43,828	+11
Binghamton	47,939	62,840	-24	8,941	9,160	- 2
Syracuse	98,037	103,253	- 5	42,111	36,700	+15
Remainder	39,364	37,000	+ 6	13,921	14,450	- 4
Mid-Hudson	142,007	130,569	+ 9	63,307	52,770	+20
Poughkeepsie	49,739	44,001	+13	19,073	17,419	+ 9
Remainder	92,268	86,568	+ 7	44,234	35,351	+25
Northern and Mohawk Valley	76,384	75,949	+ 1	29,107	26,514	+10
Utica	26,788	29,872	-10	9,140	9,956	- 8
Remainder	49,596	46,077	+ 8	19,967	16,558	+21
Western	547,986	538,615	+ 2	185,179	181,616	+ 2
Buffalo	215,110	177,136	+21	63,089	58,861	+ 7
Elmira	11,032	23,887	-54	3,043	3,565	-15
Rochester	242,393	240,179	+ 1	99,854	77,483	+29
Remainder	79,451	97,413	-18	19,193	41,707	-54
	New Non-Residential 4/			Additions and Alterations		
Total Upstate	$ 422,497	$ 475,287	-11	$264,840	$220,315	+20
East Central	115,255	129,976	-11	83,298	81,393	+ 2
Albany	44,790	38,829	+15	33,396	29,757	+12
Binghamton	22,863	34,073	-33	16,135	19,607	-18
Syracuse	34,347	45,356	-24	21,579	21,197	+ 2
Remainder	13,255	11,718	+13	12,188	10,832	+13
Mid-Hudson	47,612	53,422	-11	31,088	24,377	+28
Poughkeepsie	19,828	19,582	+ 1	10,838	7,000	+55
Remainder	27,784	33,840	-18	20,250	17,377	+17
Northern and Mohawk Valley	26,424	32,303	-18	20,853	17,132	+22
Utica	7,718	12,725	-39	9,930	7,191	+38
Remainder	18,706	19,578	- 4	10,923	9,941	+10
Western	233,206	259,586	-10	129,601	97,413	+33
Buffalo	103,317	80,360	+29	48,704	37,915	+28
Elmira	2,712	16,191	-83	5,277	4,131	+28
Rochester	94,807	130,286	-27	47,732	32,410	+47
Remainder	32,370	32,749	- 1	27,888	22,957	+21

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, OCTOBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	OCTOBER		
	1981	1980	Percent Change
New Residential Units	2,353	3,541	-34
New York City	856	438	+95
Suburban New York City	499	1,224	-59
Upstate	998	1,879	-47
Dollar Value of All Construction (in thousands)	$282,775	$274,093	+ 3
New York City	50,634	28,188	+80
Suburban New York City	86,502	81,023	+ 7
Upstate	145,639	164,882	-12

ANNUAL ESTIMATE OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	30,000	26,804
New York City	10,500	7,800
Suburban New York City	7,500	6,638
Upstate	12,000	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
TWO FAMILY HOUSES		
New York City		
Queens	102	$ 1,905
APARTMENT HOUSES, including three and four family houses		
Albany	104	1,176
New York City		
Brooklyn	300	13,125
Manhattan	207*	3,225

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
Cheektowaga	1	$ 741
CHURCHES, RELIGIOUS		
Deposit	1	1,000
HOSPITALS, INSTITUTIONAL		
Flower Hill	1	3,300
HOTELS, MOTELS		
Canandaigua (City)	1	800
INDUSTRIAL		
Amherst	1	848
Babylon (Town)	2	2,200
DeWitt	1	1,424
Endicott	1	1,200
Glen Cove	1	600
Greece	3	10,731
Hempstead (Town)	1	1,250
Marion	1	1,300
Niagara Falls	1	1,009
North Hempstead	1	800
Orangetown	1	500
Rochester	2	2,400
Victor (Town)	1	1,331

*Includes conversion of four non-residential buildings to 175 units of multiple housing.

RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT).

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Amherst	1	$1,350
Elmsford	1	2,500
Ossining (Town)	1	600
Oyster Bay	2	2,071
Rye (Town)	1	11,300
PUBLIC WORKS, UTILITIES		
Menands	1	623
SCHOOLS, EDUCATIONAL		
Albany	1	1,000
Niagara Falls	1	700
Poughkeepsie (Town)	1	1,800
Vestal	1	12,933
STORES, MERCANTILE		
Brookhaven	1	585
Freeport	1	650
Gates	1	1,500
New York City		
Manhattan	1	3,803
Poughkeepsie (Town)	1	1,730
STRUCTURES OTHER THAN BUILDINGS		
Rochester	1	625

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	1	$3,000
INDUSTRIAL		
Poughkeepsie (Town)	1	1,600
OFFICES, PROFESSIONAL		
Hempstead (Town)	1	1,980
New York City		
Manhattan	1	3,740
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
Brooklyn	1	1,160

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (10 mos.)...	22,828	6,205	5,670	10,953
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (10 mos.)...	26,231	9,581	6,370	10,280
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (10 mos.)..	2,769,785	957,765	586,498	1,225,522
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (10 mos.)...	2,880,779	834,018	822,607	1,224,154
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1981
(in thousands)

	Period	NY State	New Resi-dential	New Non-Resi-dential	Addition and Alter-ations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (10 mos.)...	2,769,785	867,947	1,357,274	544,564
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (10 mos.)...	2,880,779	1,000,912	1,214,569	665,298
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, October and January-October, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2]					October, 1980[2]					
Total NY State	2,353	1,172	210	101	870	3,541	1,603	136	102	1,700	-34
NY City	856	49	190	45	572	438	75	60	90	213	+95
Suburban NYC[1]	499	477	10	-	12	1,224	498	28	-	698	-59
Upstate	998	646	10	56	286	1,879	1,030	48	12	789	-47
	January-October, 1981[2]					January-October, 1980[2]					
Total NY State	26,231	12,665	1,274	1,407	10,885	22,828	12,693	1,138	849	8,148	+15
NY City	9,581	611	910	1,233	6,827	6,205	684	782	514	4,225	+54
Suburban NYC[1]	6,370	4,557	168	40	1,605	5,670	4,040	156	123	1,351	+12
Upstate	10,280	7,497	196	134	2,453	10,953	7,969	200	212	2,572	- 6

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, October and January-October, 1981 and 1980 (in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	October					
	Total			New Residential		
Total NY State	$ 282,775	$ 274,093	+ 3	$ 94,908	$132,333	- 28
NY City	50,634	28,188	+ 80	23,800	11,702	+103
Suburban NYC[1]	86,502	81,023	+ 7	27,517	46,843	- 41
Upstate	145,639	164,882	- 12	43,591	73,788	- 41
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 111,052	$ 74,387	+ 49	$ 76,815	$ 67,373	+ 14
NY City	4,387	2,935	+ 49	22,447	13,551	+ 66
Suburban NYC[1]	36,136	16,740	+116	22,849	17,440	+ 31
Upstate	70,529	54,712	+ 29	31,519	36,382	- 13
	January-October					
	Total			New Residential		
Total NY State	$2,880,779	$2,769,785	+ 4	$1,000,912	$867,947	+ 15
NY City	834,018	957,765	- 13	255,436	209,399	+ 22
Suburban NYC[1]	822,607	586,498	+ 40	310,707	219,722	+ 41
Upstate	1,224,154	1,225,522	..	434,769	438,826	- 1
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$1,214,569	$1,357,274	- 11	$ 665,298	$544,564	+ 22
NY City	400,597	610,252	- 34	177,985	138,114	+ 29
Suburban NYC[1]	320,946	217,023	+ 48	190,954	149,753	+ 28
Upstate	493,026	529,999	- 7	296,359	256,697	+ 15

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, October and January-October, 1981 and 1980

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2]					October, 1980[2]					
Total NY City	865	49	190	45	572	438	75	60	90	213	+ 95
The Bronx	11	1	4	-	6	6	-	6	-	-	+ 83
Brooklyn	326	1	10	15	300	53	3	8	3	39	x
Manhattan	207	-	-	-	207	161	-	-	-	161	+ 29
Queens	196	5	102	30	59	146	2	44	87	13	+ 34
Staten Island	116	42	74	-	-	72	70	2	-	-	+ 61
	January-October, 1981[2]					January-October, 1980[2]					
Total NY City	9,581	611	910	1,233	6,827	6,205	684	782	514	4,225	+ 54
The Bronx	801	44	28	28	701	308	-	18	12	278	+160
Brooklyn	1,273	19	46	116	1,092	525	24	64	111	326	+142
Manhattan	4,453	11	-	-	4,442	3,517	-	-	4	3,513	+ 27
Queens	1,700	43	306	1,086	265	850	33	322	387	108	+100
Staten Island	1,354	494	530	3	327	1,005	627	378	-	-	+ 35

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, October and January-October, 1981 and 1980
(in thousands)

Borough	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
			October			
	Total			New Residential		
Total NY City	$ 50,634	$ 28,188	+ 80	$ 23,800	$ 11,702	+103
The Bronx	1,197	3,117	- 62	265	120	+121
Brooklyn	16,140	4,279	+277	13,780	1,380	x
Manhattan	24,993	13,740	+ 82	3,225	5,430	- 41
Queens	4,968	4,640	+ 7	3,675	2,822	+ 30
Staten Island	3,336	2,412	+ 38	2,855	1,950	+ 46
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$ 4,387	$ 2,935	+ 49	$ 22,447	$ 13,551	+ 66
The Bronx	-	1,800	-100	932	1,197	- 22
Brooklyn	150	375	- 60	2,210	2,524	- 12
Manhattan	3,928	30	x	17,840	8,280	+115
Queens	10	512	- 98	1,283	1,306	- 2
Staten Island	299	218	+ 37	182	244	- 25
			January-October			
	Total			New Residential		
Total NY City	$834,018	$957,765	- 13	$255,436	$209,399	+ 22
The Bronx	53,946	31,688	+ 70	24,143	12,532	+ 93
Brooklyn	169,081	39,964	x	38,219	13,967	+174
Manhattan	489,990	749,610	- 35	131,728	142,258	- 7
Queens	85,389	81,248	+ 5	33,333	16,062	+108
Staten Island	35,612	55,255	- 36	28,013	24,580	+ 14
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$400,597	$610,252	- 34	$177,985	$138,114	+ 29
The Bronx	4,757	6,633	- 28	25,046	12,523	+100
Brooklyn	84,362	3,675	x	46,500	22,322	+108
Manhattan	274,683	517,260	- 47	83,579	90,092	- 7
Queens	32,333	54,121	- 40	19,723	11,065	+ 78
Staten Island	4,462	28,563	- 84	3,137	2,112	+ 49

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], October and January-October, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	October, 1981[2]					October, 1980[2]					
Total Suburban NY City	499	477	10	-	12	1,224	498	28	-	698	-59
Nassau	94	78	4	-	12	275	110	20	-	145	-66
Rockland	47	43	4	-	-	180	68	-	-	112	-74
Suffolk	293	293	-	-	-	276	246	2	-	28	+ 6
Westchester	65	63	2	-	-	493	74	6	-	413	-87
	January-October, 1981[2]					January-October, 1980[2]					
Total Suburban NY City	6,370	4,557	168	40	1,605	5,670	4,040	156	123	1,351	+12
Nassau	1,628	853	74	-	701	1,302	848	64	-	390	+25
Rockland	592	428	12	-	152	673	432	6	-	235	-12
Suffolk	2,350	2,174	24	40	112	1,988	1,644	38	123	183	+18
Westchester	1,800	1,102	58	-	640	1,707	1,116	48	-	543	+ 5

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], October and January-October, 1981 and 1980 (In thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	October					
	Total			New Residential		
Total Suburban NY City	$ 86,502	$ 81,023	+ 7	$ 27,517	$ 46,843	-41
Nassau	23,941	21,218	+ 13	5,214	10,914	-52
Rockland	5,847	6,581	- 11	2,312	4,786	-52
Suffolk	29,786	18,900	+ 58	13,745	10,376	+32
Westchester	26,928	34,324	- 22	6,246	20,767	-70
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 36,136	$ 16,740	+116	$22,849	$ 17,440	+31
Nassau	10,034	4,144	+142	8,693	6,160	+41
Rockland	606	241	+151	2,929	1,554	+88
Suffolk	10,025	4,805	+109	6,016	3,719	+62
Westchester	15,471	7,550	+105	5,211	6,007	-13
	January-October					
	Total			New Residential		
Total Suburban NY City	$822,607	$586,498	+ 40	$310,707	$219,722	+41
Nassau	230,789	192,868	+ 20	80,160	56,303	+42
Rockland	48,195	41,933	+ 15	24,638	19,789	+25
Suffolk	235,591	147,762	+ 59	105,435	65,759	+60
Westchester	308,032	203,935	+ 51	100,474	77,871	+29
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$320,946	$217,023	+ 48	$190,954	$149,753	+28
Nassau	83,389	83,906	- 1	67,240	52,659	+28
Rockland	9,419	12,190	- 23	14,138	9,954	+42
Suffolk	86,190	48,145	+ 79	43,966	33,858	+30
Westchester	141,948	72,782	+ 95	65,610	53,282	+23

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], October, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2]					October, 1980[2]					
Total Upstate	998	646	10	56	286	1,879	1,030	48	12	789	- 47
East Central	477	147	6	52	272	744	347	26	8	363	- 36
Albany	325	65	4	52	204	300	119	18	-	163	+ 8
Binghamton	11	11	-	-	-	46	28	4	8	6	- 76
Syracuse	94	50	-	-	44	251	140	2	-	109	- 63
Remainder	47	21	2	-	24	147	60	2	-	85	- 68
Mid-Hudson	195	195	-	-	-	184	182	2	-	-	+ 6
Poughkeepsie	92	92	-	-	-	64	64	-	-	-	+ 44
Remainder	103	103	-	-	-	120	118	2	-	-	- 14
Northern and Mohawk Valley	99	87	-	4	8	261	76	6	-	179	- 62
Utica	12	12	-	-	-	192	30	6	-	156	- 94
Remainder	87	75	-	4	8	69	46	-	-	23	+ 26
Western	227	217	4	-	6	690	425	14	4	247	- 67
Buffalo	71	63	2	-	6	293	140	8	4	141	- 76
Elmira	7	7	-	-	-	3	3	-	-	-	+133
Rochester	121	121	-	-	-	267	225	6	-	36	- 55
Remainder	28	26	2	-	-	127	57	-	-	70	- 78

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-October, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-October, 1981[2]					January-October, 1980[2]					
Total Upstate	10,280	7,497	196	134	2,453	10,953	7,969	200	212	2,572	- 6
East Central	3,513	2,276	106	89	1,042	3,669	2,566	104	128	871	- 4
Albany	1,455	886	76	59	434	1,385	933	58	112	282	+ 5
Binghamton	300	192	2	12	94	307	209	32	8	58	- 2
Syracuse	1,344	848	22	14	460	1,440	1,048	10	-	382	- 7
Remainder	414	350	6	4	54	537	376	4	8	149	-23
Mid-Hudson	1,870	1,462	26	4	378	1,545	1,425	14	22	84	+21
Poughkeepsie	558	480	6	-	72	522	422	-	16	84	+ 7
Remainder	1,312	982	20	4	306	1,023	1,003	14	6	-	+28
Northern and Mohawk Valley	924	565	12	15	332	998	611	8	8	371	- 7
Utica	280	197	4	-	79	524	249	8	4	263	-47
Remainder	644	368	8	15	253	474	362	-	4	108	+36
Western	3,973	3,194	52	26	701	4,741	3,367	74	54	1,246	-16
Buffalo	1,437	973	38	8	418	1,633	1,188	28	16	401	-12
Elmira	75	73	2	-	-	73	68	-	-	5	+ 3
Rochester	1,934	1,710	10	14	200	1,863	1,591	32	16	224	+ 4
Remainder	527	438	2	4	83	1,172	520	14	22	616	-55

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], October, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	October					
	Total			New Residential		
Total Upstate	$145,639	$164,882	- 12	$43,591	$73,788	- 41
East Central	50,351	50,805	- 1	16,124	24,282	- 34
Albany	19,635	18,392	+ 7	10,313	9,688	+ 6
Binghamton	17,383	6,326	+175	598	1,937	- 69
Syracuse	9,100	17,740	- 49	3,589	7,385	- 51
Remainder	4,233	8,347	- 49	1,624	5,272	- 69
Mid-Hudson	19,391	16,069	+ 21	8,617	7,709	+ 12
Poughkeepsie	10,373	4,403	+136	3,715	2,820	+ 32
Remainder	9,018	11,666	- 23	4,902	4,889	..
Northern and Mohawk Valley	13,584	13,257	+ 2	5,589	9,225	- 39
Utica	1,709	7,616	- 78	375	5,775	- 94
Remainder	11,875	5,641	+111	5,214	3,450	+ 51
Western	62,313	84,751	- 26	13,261	32,572	- 59
Buffalo	16,829	33,520	- 50	3,667	12,153	- 70
Elmira	725	664	+ 9	266	158	+ 68
Rochester	36,014	26,787	+ 34	7,579	11,720	- 35
Remainder	8,745	23,780	- 63	1,749	8,541	- 80
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 70,529	$ 54,712	+ 29	$31,519	$36,382	- 13
East Central	23,455	14,539	+ 61	10,772	11,984	- 10
Albany	4,282	3,830	+ 12	5,040	4,874	+ 3
Binghamton	15,508	320	x	1,277	4,069	- 69
Syracuse	3,060	8,442	- 64	2,451	1,913	+ 28
Remainder	605	1,947	- 69	2,004	1,128	+ 78
Mid-Hudson	6,258	4,631	+ 35	4,516	3,729	+ 21
Poughkeepsie	4,104	638	x	2,554	945	+170
Remainder	2,154	3,993	- 46	1,962	2,784	- 30
Northern and Mohawk Valley	6,368	762	x	1,627	3,270	- 50
Utica	538	288	+ 87	796	1,553	- 49
Remainder	5,830	474	x	831	1,717	- 52
Western	34,448	34,780	- 1	14,604	17,399	- 16
Buffalo	7,302	16,132	- 55	5,860	5,235	+ 12
Elmira	29	91	- 68	430	415	+ 4
Rochester	22,436	9,069	+147	5,999	5,998	..
Remainder	4,681	9,488	- 51	2,315	5,751	- 60

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-October, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	January-October					
	Total			New Residential		
Total Upstate	$1,244,154	$1,225,522	..	$434,769	$438,826	- 1
East Central	362,489	366,312	- 1	129,709	128,420	+ 1
Albany	146,433	130,806	+12	58,925	53,516	+10
Binghamton	65,322	69,166	- 6	9,539	11,097	-14
Syracuse	107,137	120,993	-11	45,700	44,085	+ 4
Remainder	43,597	45,347	- 4	15,545	19,722	-21
Mid-Hudson	161,398	146,638	+10	71,924	60,479	+19
Poughkeepsie	60,112	48,404	+24	22,788	20,239	+13
Remainder	101,286	98,234	+ 3	49,136	40,240	+22
Northern and Mohawk Valley	89,968	89,206	+ 1	34,696	35,739	- 3
Utica	28,497	37,488	-24	9,515	15,731	-40
Remainder	61,471	51,718	+19	25,181	20,008	+26
Western	610,299	623,366	- 2	198,440	214,188	- 7
Buffalo	231,939	210,656	+10	66,756	71,014	- 6
Elmira	11,757	24,551	-52	3,309	3,723	-11
Rochester	278,407	266,966	+ 4	107,433	89,203	+20
Remainder	88,196	121,193	-27	20,942	50,248	-58
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 493,026	$ 529,999	- 7	$296,359	$256,697	+15
East Central	138,710	144,515	- 4	94,070	93,377	+ 1
Albany	49,072	42,659	+15	38,436	34,631	+11
Binghamton	38,371	34,393	+12	17,412	23,676	-26
Syracuse	37,407	53,798	-30	24,030	23,110	+ 4
Remainder	13,860	13,665	+ 1	14,192	11,960	+19
Mid-Hudson	53,870	58,053	- 7	35,604	28,106	+27
Poughkeepsie	23,932	20,220	+18	13,392	7,945	+69
Remainder	29,938	37,833	-21	22,212	20,161	+10
Northern and Mohawk Valley	32,792	33,065	- 1	22,480	20,402	+10
Utica	8,256	13,013	-37	10,726	8,744	+23
Remainder	24,536	20,052	+22	11,754	11,658	+ 1
Western	267,654	294,366	- 9	144,205	114,812	+26
Buffalo	110,619	96,492	+15	54,564	43,150	+26
Elmira	2,741	16,282	-83	5,707	4,546	+26
Rochester	117,243	139,355	-16	53,731	38,408	+40
Remainder	37,051	42,237	-12	30,203	28,708	+ 5

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, NOVEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	NOVEMBER		
	1981	1980	Percent Change
New Residential Units	1,335	2,296	-42
New York City	298	882	-66
Suburban New York City	468	475	-1
Upstate	569	939	-39
Dollar Value of All Construction (in thousands)	$222,469	$208,950	+6
New York City	24,853	45,564	-45
Suburban New York City	82,320	63,899	+29
Upstate	115,296	99,488	+16

ANNUAL ESTIMATE OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	29,500	26,804
New York City	10,500	7,800
Suburban New York City	7,500	6,638
Upstate	11,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
None		

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
Vestal	1	$500
HOSPITALS, INSTITUTIONAL		
Geneseo (Village)	1	1,955
Port Chester	1	1,000
Westfield (Village)	1	2,500
HOTELS, MOTELS		
Henrietta	1	1,200
INDUSTRIAL		
Babylon (Town)	1	1,380
Buffalo	fd	2,000
Deerpark	1	650
DeWitt	1	5,190
Elma	1	7,450
Horseheads (Village)	1	950
New York City		
Queens	1	2,000
North Hempstead	1	600
Ogdensburg	1	1,000
Schenectady	1	2,300
Smithtown	2	1,126
Vestal	1	2,000
Victor (Town)	1	596
West Seneca	1	1,500
OFFICES PROFESSIONAL		
Amherst	1	2,000
DeWitt	1	1,000
Huntington	1	3,519
New York City		
Queens	1	1,950
Oyster Bay	1	1,550
PARKING GARAGES		
Rochester	1	4,411
PUBLIC WORKS, UTILITIES		
Oswego (City)	1	2,200
SCHOOLS, EDUCATIONAL		
Albany	1	1,900
New York City		
Queens	1	1,600
Poughkeepsie (Town)	1	4,000
Waverly	1	1,106

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
STORES, MERCANTILE		
Babylon(Town)	1	1,200
Irondequoit	1	700
North Tonawanda	1	2,000
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
The Bronx	1	4,000

fd - Foundation only

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	1	500
SCHOOLS, EDUCATIONAL		
Albany	1	1,052
Troy	1	531

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (11 mos.)...	25,124	7,087	6,145	11,892
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (11 mos.)...	27,566	9,879	6,838	10,849
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (11 mos.)..	2,978,735	1,003,329	650,396	1,325,010
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (11 mos.)...	3,103,248	858,871	904,927	1,339,450
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981
(in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (11 mos.)...	2,978,735	946,965	1,418,258	613,512
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (11 mos.)...	3,103,248	1,068,767	1,318,203	716,278
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, November and January-November, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	November, 1981 [2]					November, 1980 [2]					
Total NY State	1,335	910	56	19	350	2,296	1,094	134	79	989	-42
NY City	298	52	36	15	195	882	41	100	69	672	-66
Suburban NYC[1]	468	354	2	-	112	475	451	24	-	-	-1
Upstate	569	504	18	4	43	939	602	10	10	317	-39
	January-November, 1981 [2]					January-November, 1980 [2]					
Total NY State	27,566	13,575	1,330	1,426	11,235	25,124	13,787	1,272	928	9,137	+10
NY City	9,879	663	946	1,248	7,022	7,087	725	882	583	4,897	+39
Suburban NYC[1]	6,838	4,911	170	40	1,717	6,145	4,491	180	123	1,351	+11
Upstate	10,849	8,001	214	138	2,496	11,892	8,571	210	222	2,889	-9

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, November and January - November, 1981 and 1980
(in thousands)

Area	1981 2/	1980 2/	Percent Change	1981 2/	1980 2/	Percent Change
	November					
	Total			New Residential		
Total NY State	$222,469	$208,950	+6	$67,855	$79,018	-14
NY City	24,853	45,564	-45	6,650	19,784	-66
Suburban NYC 1/	82,320	63,898	+29	32,710	23,786	+38
Upstate	115,296	99,488	+16	28,495	35,448	-20
	New Non-Residential 4/			Additions and Alterations		
Total NY State	$103,634	$60,984	+70	$ 50,980	$68,948	-26
NY City	10,252	665	x	7,951	25,115	-68
Suburban NYC 1/	30,744	21,601	+42	18,866	18,511	+2
Upstate	62,638	38,718	+62	24,163	25,322	-5
	January-November					
	Total			New Residential		
Total NY State	$3,103,248	$2,978,735	+4	$1,068,767	$ 946,965	+13
NY City	858,871	1,003,329	-14	262,086	229,183	+14
Suburban NYC 1/	904,927	650,396	+39	343,417	243,508	+41
Upstate	1,339,450	1,325,010	+1	463,264	474,274	-2
	New Non-Residential 4/			Additions and Alterations		
Total NY State	$1,318,203	$1,418,258	-7	$ 716,278	$613,512	+17
NY City	410,849	610,917	-33	185,936	163,229	+14
Suburban NYC 1/	351,690	238,624	+47	209,820	168,264	+25
Upstate	555,664	568,717	-2	320,522	282,019	+14

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, November and January-November, 1981 and 1980

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	November, 1981[27]					November, 1980[27]					
Total NY City	298	52	36	15	195	882	41	100	69	672	-66
The Bronx	-	-	-	-	-	2	-	2	-	-	-100
Brooklyn	92	-	6	6	80	144	3	2	12	127	-36
Manhattan	115	-	-	-	115	545	-	-	-	545	-79
Queens	30	3	18	9	-	137	2	78	57	-	-78
Staten Island	61	49	12	-	-	54	36	18	-	-	+13
	January- November 1981[27]					January-November 1980[27]					
Total NY City	9,879	663	946	1,248	7,022	7,087	725	882	583	4,897	+39
The Bronx	801	44	28	28	701	310	-	20	12	278	+158
Brooklyn	1,365	19	52	122	1,172	669	27	66	123	453	+104
Manhattan	4,568	11	-	-	4,557	4,062	-	-	4	4,058	+12
Queens	1,730	46	324	1,095	265	987	35	400	444	108	+75
Staten Island	1,415	543	542	3	327	1,059	663	396	-	-	+34

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, November and January-November, 1981 and 1980 (in thousands)

Borough	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	November					
	Total			New Residential		
Total NY City	$24,853	$45,564	-45	$6,650	$19,784	-66
The Bronx	4,716	11,147	-58	-	60	-100
Brooklyn	6,375	5,998	+6	2,144	3,021	-29
Manhattan	3,876	21,624	-82	2,030	13,026	-84
Queens	7,975	4,932	+60	845	2,104	-60
Staten Island	2,011	1,863	+8	1,631	1,573	+4
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$10,252	$ 665	X	$7,951	$25,115	-68
The Bronx	4,000	60	X	716	11,027	-94
Brooklyn	218	280	-22	4,013	2,697	+49
Manhattan	14	45	-69	1,832	8,553	-79
Queens	6,020	151	X	1,010	2,677	-62
Staten Island	-	129	-100	380	161	+136
	January-November					
	Total			New Residential		
Total NY City	$858,871	$1,003,329	-14	$262,086	$229,183	+14
The Bronx	58,662	42,835	+37	24,143	12,592	+92
Brooklyn	175,456	45,962	+282	40,363	16,988	+138
Manhattan	493,866	771,234	-36	133,758	155,284	-14
Queens	93,264	86,180	+8	34,178	18,166	+88
Staten Island	37,623	57,118	-34	29,644	26,153	+13
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$410,849	$610,917	-33	$185,936	$163,229	+14
The Bronx	8,757	6,693	+31	25,762	23,550	+9
Brooklyn	84,580	3,955	X	50,513	25,019	+102
Manhattan	274,697	517,305	-47	85,411	98,645	-13
Queens	38,353	54,272	-29	20,733	13,742	+51
Staten Island	4,462	28,692	-84	3,517	2,273	+55

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], November and January-November, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	November, 1981[2]					November, 1980[2]					
Total Suburban NY City	468	354	2	-	112	475	451	24	-	-	-1
Nassau	150	36	2	-	112	69	57	12	-	-	+117
Rockland	47	47	-	-	-	55	51	4	-	-	-15
Suffolk	213	213	-	-	-	272	270	2	-	-	-22
Westchester	58	58	-	-	-	79	73	6	-	-	-27
	January-November, 1981[2]					January-November, 1980[2]					
Total Suburban NY City	6,838	4,911	170	40	1,717	6,145	4,491	180	123	1,351	+11
Nassau	1,778	889	76	-	813	1,371	905	76	-	390	+30
Rockland	639	475	12	-	152	728	483	10	-	235	-12
Suffolk	2,563	2,387	24	40	112	2,260	1,914	40	123	183	+13
Westchester	1,858	1,160	58	-	640	1,786	1,189	54	-	543	+4

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], November and January-November, 1981 and 1980 (in thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	November					
	Total			New Residential		
Total Suburban NY City	$82,320	$63,898	+29	$32,710	$23,786	+38
Nassau	31,609	12,531	+152	9,967	4,131	+141
Rockland	3,475	3,753	-7	2,305	2,842	-19
Suffolk	32,587	28,024	+16	14,215	10,980	+29
Westchester	14,649	19,590	-25	6,223	5,833	+7
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$30,744	$21,601	+42	$18,866	$18,511	+2
Nassau	14,517	3,917	+271	7,125	4,483	+59
Rockland	124	188	-34	1,046	723	+45
Suffolk	13,861	10,133	+37	4,511	6,911	-35
Westchester	2,242	7,363	-70	6,184	6,394	-3
	January-November					
	Total			New Residential		
Total Suburban NY City	$904,927	$650,396	+39	$343,417	$243,508	+41
Nassau	262,398	205,399	+28	90,127	60,434	+49
Rockland	51,670	45,686	+13	26,943	22,631	+19
Suffolk	268,178	175,786	+53	119,650	76,739	+56
Westchester	322,681	223,525	+44	106,697	83,704	+27
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$351,690	$238,624	+47	$209,820	$168,264	+25
Nassau	97,906	87,823	+11	74,365	57,142	+30
Rockland	9,543	12,378	-23	15,184	10,677	+42
Suffolk	100,051	58,278	+72	48,477	40,769	+19
Westchester	144,190	80,145	+80	71,794	59,676	+20

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], November, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	November, 1981[2]					November, 1980[2]					
Total Upstate	569	504	18	4	43	939	602	10	10	317	-39
East Central	202	171	16	4	11	395	175	6	3	211	-49
Albany	84	67	12	-	5	83	78	2	3	-	+1
Binghamton	24	22	2	-	-	16	9	-	-	7	+50
Syracuse	59	59	-	-	-	209	59	4	-	146	-72
Remainder	35	23	2	4	6	87	29	-	-	58	-60
Mid-Hudson	157	157	-	-	-	136	96	-	-	40	+15
Poughkeepsie	43	43	-	-	-	26	26	-	-	-	+65
Remainder	114	114	-	-	-	110	70	-	-	40	+4
Northern and Mohawk Valley	3	3	-	-	-	100	34	-	-	66	-97
Utica	3	3	-	-	-	81	15	-	-	66	-96
Remainder	-	-	-	-	-	19	19	-	-	-	-100
Western	207	173	2	-	32	308	297	4	7	-	-33
Buffalo	52	52	-	-	-	112	104	4	4	-	-54
Elmira	9	9	-	-	-	10	10	-	-	-	-10
Rochester	127	95	-	-	32	162	162	-	-	-	-22
Remainder	19	17	2	-	-	24	21	-	3	-	-21

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-November, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-November, 1981[2]					January-November, 1980[2]					
Total Upstate	10,849	8,001	214	138	2,496	11,892	8,571	210	222	2,889	-9
East Central	3,715	2,447	122	93	1,053	4,064	2,741	110	131	1,082	-9
Albany	1,539	953	88	59	439	1,468	1,011	60	115	282	+5
Binghamton	324	214	4	12	94	323	218	32	8	65	••
Syracuse	1,403	907	22	14	460	1,649	1,107	14	-	528	-15
Remainder	449	373	8	8	60	624	405	4	8	207	-28
Mid-Hudson	2,027	1,619	26	4	378	1,681	1,521	14	22	124	+21
Poughkeepsie	601	523	6	-	72	548	448	-	16	84	+10
Remainder	1,426	1,096	20	4	306	1,133	1,073	14	6	40	+26
Northern and Mohawk Valley	927	568	12	15	332	1,098	645	8	8	437	-16
Utica	283	200	4	-	79	605	264	8	4	329	-53
Remainder	644	368	8	15	253	493	381	-	4	108	+31
Western	4,180	3,367	54	26	733	5,049	3,664	78	61	1,246	-17
Buffalo	1,489	1,025	38	8	418	1,745	1,292	32	20	401	-15
Elmira	84	82	2	-	-	83	78	-	-	5	+1
Rochester	2,061	1,805	10	14	232	2,025	1,753	32	16	224	+2
Remainder	546	455	4	4	83	1,196	541	14	25	616	-54

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], November, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	November					
	Total			New Residential		
Total Upstate	$115,296	$99,488	+16	$28,495	$35,448	-20
East Central	38,649	22,645	+71	9,859	11,879	-17
Albany	14,719	7,605	+94	3,884	3,948	-2
Binghamton	7,022	3,604	+95	1,247	584	+114
Syracuse	13,878	8,028	+73	3,161	5,078	-38
Remainder	3,030	3,408	-11	1,567	2,269	-31
Mid-Hudson	17,889	23,543	-24	7,179	4,585	+57
Poughkeepsie	6,974	11,375	-39	2,096	1,175	+78
Remainder	10,915	12,168	-10	5,083	3,410	+49
Northern and Mohawk Valley	4,450	5,680	-22	152	2,482	-94
Utica	813	2,795	-71	152	1,907	-92
Remainder	3,637	2,885	+26	-	575	-100
Western	54,308	47,620	+14	11,305	16,502	-31
Buffalo	24,620	20,400	+21	3,642	5,708	-36
Elmira	1,630	981	+66	397	473	-16
Rochester	20,037	15,489	+29	6,329	9,086	-30
Remainder	8,021	10,750	-25	937	1,235	-24
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$62,638	$38,718	+62	$24,163	$25,322	-5
East Central	19,711	4,682	X	9,079	6,084	+49
Albany	5,492	1,117	X	5,343	2,540	+110
Binghamton	5,105	1,923	+165	670	1,097	-39
Syracuse	8,570	1,339	X	2,147	1,611	+33
Remainder	544	303	+80	919	836	+10
Mid-Hudson	7,657	13,091	-42	3,053	5,867	-48
Poughkeepsie	4,561	9,558	-52	317	642	-51
Remainder	3,096	3,533	-12	2,736	5,225	-48
Northern and Mohawk Valley	2,041	947	+116	2,257	2,251	..
Utica	114	197	-42	547	691	-21
Remainder	1,927	750	+157	1,710	1,560	+10
Western	33,229	19,998	+66	9,774	11,120	-12
Buffalo	17,788	9,183	+94	3,190	5,509	-42
Elmira	1,015	56	X	218	452	-52
Rochester	10,380	3,213	+223	3,328	3,190	+4
Remainder	4,046	7,546	-46	3,038	1,969	+54

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-November, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-November					
	Total			New Residential		
Total Upstate	$1,339,450	$1,325,010	+1	$463,264	$474,274	-2
East Central	401,138	388,957	+3	139,568	140,299	-1
Albany	161,152	138,411	+16	62,809	57,464	+9
Binghamton	72,344	72,770	-1	10,786	11,681	-8
Syracuse	121,015	129,021	-6	48,861	49,163	-1
Remainder	46,627	48,755	-4	17,112	21,991	-22
Mid-Hudson	179,287	170,181	+5	79,103	65,064	+22
Poughkeepsie	67,086	59,779	+12	24,884	21,414	+16
Remainder	112,201	110,402	+2	54,219	43,650	+24
Northern and Mohawk Valley	94,418	94,886	••	34,848	38,221	-9
Utica	29,310	40,283	-27	9,667	17,638	-45
Remainder	65,108	54,603	+19	25,181	20,583	+22
Western	664,607	670,986	-1	209,745	230,690	-9
Buffalo	256,559	231,056	+11	70,398	76,722	-8
Elmira	13,387	25,532	-48	3,706	4,196	-12
Rochester	298,444	282,455	+6	113,762	98,289	+16
Remainder	96,217	131,943	-27	21,879	51,483	-58
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$555,664	$568,717	-2	$320,522	$282,019	+14
East Central	158,421	149,197	+6	$103,149	$ 99,461	+4
Albany	54,564	43,776	+25	43,779	37,171	+18
Binghamton	43,476	36,316	+20	18,082	24,773	-27
Syracuse	45,977	55,137	-17	26,177	24,721	+6
Remainder	14,404	13,968	+3	15,111	12,796	+18
Mid-Hudson	61,527	71,144	-14	38,657	33,973	+14
Poughkeepsie	28,493	29,778	-4	13,709	8,587	+60
Remainder	33,034	41,366	-20	24,948	25,386	-2
Northern and Mohawk Valley	34,833	34,012	+2	24,737	22,653	+9
Utica	8,370	13,210	-37	11,273	9,435	+19
Remainder	26,463	20,802	+27	13,464	13,218	+2
Western	300,883	314,364	-4	153,979	125,932	+22
Buffalo	128,407	105,675	+22	57,754	48,659	+19
Elmira	3,756	16,338	-77	5,925	4,998	+19
Rochester	127,623	142,568	-10	57,059	41,598	+37
Remainder	41,097	49,783	-17	33,241	30,677	+8

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, DECEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	DECEMBER		
	1981	1980	Percent Change
New Residential	2,284	1,680	+36
New York City	1,181	713	+66
Suburban New York City	558	493	+13
Upstate	545	474	+15
Dollar Value of All Construction (in thousands)	$212,030	$221,417	- 4
New York City	80,991	59,448	+36
Suburban New York City	60,811	53,627	+13
Upstate	70,228	108,342	-35

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
New York City		
Brooklyn	300	$13,125
Manhattan	707*	42,609
Utica	132	3,254

NEW NON-RESIDENTIAL CONSTRUCTION, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Cortlandt	1	$ 5,000
New Castle	1	1,800
INDUSTRIAL		
Babylon (Town)	1	950
Blooming Grove	1	900
Hudson	1	3,308
Poughkeepsie (Town)	1	868
Smithtown	2	1,221
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	3,803
PUBLIC WORKS, UTILITIES		
Rochester	1	570
SCHOOLS, EDUCATIONAL		
Syracuse	1	4,500
STORES, MERCANTILE		
Hamburg (Town)	1	1,000
Rochester	1	963
Yonkers	1	1,150

*Includes conversion of twenty-three non-residential buildings to 204 units of multiple housing.

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Brooklyn	2	$1,050
Manhattan	1	600
AMUSEMENT, RECREATIONAL		
New York City		
Manhattan	1	1,500
HOSPITALS, INSTITUTIONAL		
New York City		
Brooklyn	1	3,000
Manhattan	1	1,000
INDUSTRIAL		
Endicott	1	1,200
OFFICES, PROFESSIONAL		
Poughkeepsie (Town)	1	1,951
Rochester	1	593
SCHOOLS, EDUCATIONAL		
Ithaca (City)	1	4,800
STORES, MERCANTILE		
Buffalo	1	1,256
New York City		
Manhattan	2	1,700

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
	Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
	Syracuse SMSA (Madison, Onondaga and Oswego)
	Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess)
	Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida)
	Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara)
	Elmira SMSA (Chemung)
	Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
	Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, December and January-December, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	December, 1981[2]					December, 1980[2]					
Total NY State	2,284	794	96	91	1,303	1,680	911	188	40	541	+36
NY City	1,181	21	66	87	1,007	713	75	150	36	452	+66
Suburban NYC[1]	558	458	14	-	86	493	400	18	-	75	+13
Upstate	545	315	16	4	210	474	436	20	4	14	+15
	January-December, 1981[2]					January-December, 1980[2]					
Total NY State	29,850	14,369	1,426	1,517	12,538	26,804	14,698	1,460	968	9,678	+11
NY City	11,060	684	1,012	1,335	8,029	7,800	800	1,032	619	5,349	+42
Suburban NYC[1]	7,396	5,369	184	40	1,803	6,638	4,891	198	123	1,426	+11
Upstate	11,394	8,316	230	142	2,706	12,366	9,007	230	226	2,903	- 8

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, December and January-December, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	December					
	Total			New Residential		
Total NY State	$ 212,030	$ 221,417	- 4	$ 110,079	$ 61,523	+ 79
NY City	80,991	59,448	+36	59,935	16,902	+255
Suburban NYC[1/]	60,811	53,627	+13	28,320	21,957	+ 29
Upstate	70,228	108,342	-35	21,824	22,664	- 4
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 41,389	$ 104,397	-60	$ 60,562	$ 55,497	+ 9
NY City	4,618	27,294	-83	16,438	15,252	+ 8
Suburban NYC[1/]	15,597	19,527	-20	16,894	12,143	+ 39
Upstate	21,174	57,576	-63.	27,230	28,102	- 3
	January-December					
	Total			New Residential		
Total NY State	$3,315,278	$3,200,152	+ 4	$1,178,846	$1,008,488	+ 17
NY City	939,862	1,062,777	-12	322,021	246,085	+ 31
Suburban NYC[1/]	965,738	704,023	+37	371,737	265,465	+ 40
Upstate	1,409,678	1,433,352	- 7	485,088	496,938	- 2
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,359,592	$1,522,655	-11	$ 776,840	$ 669,009	+ 16
NY City	415,467	638,211	-35	202,374	178,481	+ 13
Suburban NYC[1/]	367,287	258,151	+42	226,714	180,407	+ 26
Upstate	576,838	626,293	- 8	347,752	310,121	+ 12

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, December and January-December, 1981 and 1980

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	December, 1981[2]					December, 1980[2]					
Total NY City	1,181	21	66	87	1,007	713	75	150	36	452	+ 66
The Bronx	72	-	-	72	-	2	-	2	-	-	x
Brooklyn	309	-	6	3	300	11	-	8	3	-	x
Manhattan	707	-	-	-	707	344	3	-	-	341	+106
Queens	33	3	18	12	-	61	3	10	33	15	- 46
Staten Island	60	18	42	-	-	295	69	130	-	96	- 80
	January-December, 1981[2]					January-December, 1980[2]					
Total NY City	11,060	684	1,012	1,335	8,029	7,800	800	1,032	619	5,349	+ 42
The Bronx	873	44	28	100	701	312	-	22	12	278	+180
Brooklyn	1,674	19	58	125	1,472	680	27	74	126	453	+146
Manhattan	5,275	11	-	-	5,264	4,406	3	-	4	4,399	+ 20
Queens	1,763	49	342	1,107	265	1,048	38	410	477	123	+ 68
Staten Island	1,475	561	584	3	327	1,354	732	526	-	96	+ 9

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, December and January-December, 1981 and 1980
(in thousands)

Borough	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	December					
	Total			New Residential		
Total NY City	$ 80,991	$ 59,448	+ 36	$ 59,935	$ 16,902	+255
The Bronx	1,737	537	+223	1,500	65	x
Brooklyn	19,850	7,464	+166	13,395	450	x
Manhattan	55,099	24,899	+121	42,609	8,325	x
Queens	2,521	20,150	- 87	1,039	1,795	- 42
Staten Island	1,784	6,398	- 72	1,392	6,267	- 78
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 4,618	$ 27,294	- 83	$ 16,438	$ 15,252	+ 8
The Bronx	5	45	- 89	232	427	- 46
Brooklyn	205	41	x	6,250	6,973	- 10
Manhattan	4,085	10,000	- 59	8,405	6,574	+ 28
Queens	143	17,163	- 99	1,339	1,192	+ 12
Staten Island	180	45	+300	212	86	+147
	January-December					
	Total			New Residential		
Total NY City	$939,862	$1,062,777	- 12	$322,021	$246,085	+ 31
The Bronx	60,399	43,372	+ 39	25,643	12,657	+103
Brooklyn	195,306	53,426	+266	53,758	17,438	+208
Manhattan	548,965	796,133	- 31	176,367	163,609	+ 8
Queens	95,785	106,330	- 10	35,217	19,961	+ 76
Staten Island	39,407	63,516	- 38	31,036	32,420	- 4
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$415,467	$ 638,211	- 35	$202,374	$178,481	+ 13
The Bronx	8,762	6,738	+ 30	25,994	23,977	+ 8
Brooklyn	84,785	3,996	x	56,763	31,992	+ 77
Manhattan	278,782	527,305	- 47	93,816	105,219	- 11
Queens	38,496	71,435	- 46	22,072	14,934	+ 48
Staten Island	4,642	28,737	- 84	3,729	2,359	+ 58

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], December and January-December, 1981 and 1980

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	December, 1981[2/]					December, 1980[2/]					
Total Suburban NY City	558	458	14	-	86	493	400	18	-	75	+13
Nassau	69	57	12	-	-	75	64	6	-	5	- 8
Rockland	117	37	-	-	80	88	88	-	-	-	+33
Suffolk	247	245	2	-	-	253	181	2	-	70	- 2
Westchester	125	119	-	-	6	77	67	10	-	-	+62
	January-December, 1981[2/]					January-December, 1980[2/]					
Total Suburban NY City	7,396	5,369	184	40	1,803	6,638	4,891	198	123	1,426	+11
Nassau	1,847	946	88	-	813	1,446	969	82	-	395	+28
Rockland	756	512	12	-	232	816	571	10	-	235	- 7
Suffolk	2,810	2,632	26	40	112	2,513	2,095	42	123	253	+12
Westchester	1,983	1,279	58	-	646	1,863	1,256	64	-	543	+ 6

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], December and January-December, 1981 and 1980
(in thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	December					
	Total			New Residential		
Total Suburban NY City	$ 60,811	$ 53,627	+ 13	$ 28,320	$ 21,957	+ 29
Nassau	12,315	12,267	..	4,397	4,236	+ 4
Rockland	4,932	3,159	+ 56	3,448	2,749	+ 25
Suffolk	27,272	27,768	- 2	13,417	10,285	+ 30
Westchester	16,292	10,433	+ 56	7,058	4,687	+ 51
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 15,597	$ 19,527	- 20	$ 16,894	$ 12,143	+ 39
Nassau	1,087	2,421	- 55	6,831	5,610	+ 22
Rockland	187	11	x	1,297	399	+225
Suffolk	8,675	14,891	- 42	5,180	2,592	+100
Westchester	5,648	2,204	+156	3,586	3,542	+ 1
	January-December					
	Total			New Residential		
Total Suburban NY City	$965,738	$704,023	+ 37	$371,737	$265,465	+ 40
Nassau	274,713	217,666	+ 26	94,524	64,670	+ 46
Rockland	56,602	48,845	+ 16	30,391	25,380	+ 20
Suffolk	295,450	203,554	+ 45	133,067	87,024	+ 53
Westchester	338,973	233,958	+ 45	113,755	88,391	+ 29
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$367,287	$258,151	+ 42	$226,714	$180,407	+ 26
Nassau	98,993	90,244	+ 10	81,196	62,752	+ 29
Rockland	9,730	12,389	- 21	16,481	11,076	+ 49
Suffolk	108,726	73,169	+ 49	53,657	43,361	+ 24
Westchester	149,838	82,349	+ 82	75,380	63,218	+ 19

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], December, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	December, 1981[2]					December, 1980[2]					
Total Upstate	545	315	16	4	210	474	436	20	4	14	+ 15
East Central	137	93	12	4	28	182	152	16	-	14	- 25
Albany	51	43	8	-	-	70	62	8	-	-	- 27
Binghamton	20	4	-	-	16	15	13	2	-	-	+ 33
Syracuse	45	29	4	-	12	80	60	6	-	14	- 44
Remainder	21	17	-	4	-	17	17	-	-	-	+ 24
Mid-Hudson	96	74	2	-	20	76	76	-	-	-	+ 26
Poughkeepsie	27	27	-	-	-	25	25	-	-	-	+ 8
Remainder	69	47	2	-	20	51	51	-	-	-	+ 35
Northern and Mohawk Valley	136	4	-	-	132	35	35	-	-	-	+289
Utica	136	4	-	-	132	16	16	-	-	-	x
Remainder	-	-	-	-	-	19	19	-	-	-	-100
Western	176	144	2	-	30	181	173	4	4	-	- 3
Buffalo	46	44	2	-	-	66	66	-	-	-	- 30
Elmira	6	6	-	-	-	6	2	-	4	-	..
Rochester	115	85	-	-	30	94	90	4	-	-	+ 22
Remainder	9	9	-	-	-	15	15	-	-	-	- 40

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-December, 1981 and 1980

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-December, 1981[2]					January-December, 1980[2]					
Total Upstate	11,394	8,316	230	142	2,706	12,366	9,007	230	226	2,903	- 8
East Central	3,852	2,540	134	97	1,081	4,246	2,893	126	131	1,096	- 9
Albany	1,590	996	96	59	439	1,538	1,073	68	115	282	+ 3
Binghamton	344	218	4	12	110	338	231	34	8	65	+ 2
Syracuse	1,448	936	26	14	472	1,729	1,167	20	-	542	-16
Remainder	470	390	8	12	60	641	422	4	8	207	-27
Mid-Hudson	2,123	1,693	28	4	398	1,757	1,597	14	22	124	+21
Poughkeepsie	628	550	6	-	72	573	473	-	16	84	+10
Remainder	1,495	1,143	22	4	326	1,184	1,124	14	6	40	+26
Northern and Mohawk Valley	1,063	572	12	15	464	1,133	680	8	8	437	- 6
Utica	419	204	4	-	211	621	280	8	4	329	-33
Remainder	644	368	8	15	253	512	400	-	4	108	+26
Western	4,356	3,511	56	26	763	5,230	3,837	82	65	1,246	-17
Buffalo	1,535	1,069	40	8	418	1,811	1,358	32	20	401	-15
Elmira	90	88	2	-	-	89	80	-	4	5	+ 1
Rochester	2,176	1,890	10	14	262	2,119	1,843	36	16	224	+ 3
Remainder	555	464	4	4	83	1,211	556	14	25	616	-54

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], December, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	December					
	Total			New Residential		
Total Upstate	$70,228	$108,342	- 35	$21,824	$22,664	- 4
East Central	18,486	28,075	- 34	5,200	7,519	- 31
Albany	5,752	10,981	- 48	2,216	3,269	- 32
Binghamton	3,124	7,378	- 58	612	787	- 22
Syracuse	7,610	6,071	+ 25	1,463	2,724	- 46
Remainder	2,000	3,645	- 45	909	739	+ 23
Mid-Hudson	15,916	10,831	+ 47	3,820	3,481	+ 10
Poughkeepsie	5,266	1,791	+194	1,194	1,196	..
Remainder	10,650	9,040	+ 18	2,626	2,285	+ 15
Northern and Mohawk Valley	5,698	3,579	+ 59	3,371	1,778	+ 90
Utica	3,814	1,415	+170	3,371	555	x
Remainder	1,884	2,164	- 13	-	1,223	-100
Western	30,128	65,857	- 54	9,433	9,886	- 5
Buffalo	9,578	23,780	- 60	2,688	3,470	- 23
Elmira	462	595	- 22	261	144	+ 81
Rochester	12,296	38,979	- 68	6,012	5,438	+ 11
Remainder	7,792	2,503	+211	472	834	- 43
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$21,174	$57,576	- 63	$27,230	$28,102	- 3
East Central	6,631	12,060	- 45	6,655	8,496	- 22
Albany	1,377	4,455	- 69	2,159	3,257	- 34
Binghamton	144	5,459	- 97	2,368	1,132	+109
Syracuse	4,597	1,904	+141	1,550	1,443	+ 7
Remainder	513	242	+112	578	2,664	- 78
Mid-Hudson	7,625	3,530	+116	4,471	3,820	+ 17
Poughkeepsie	1,056	119	x	3,016	476	x
Remainder	6,569	3,411	+ 93	1,455	3,344	- 56
Northern and Mohawk Valley	382	235	+ 63	1,945	1,566	+ 24
Utica	53	71	- 25	390	789	- 51
Remainder	329	164	+101	1,555	777	+100
Western	6,536	41,751	- 84	14,159	14,220	..
Buffalo	2,456	9,925	- 75	4,434	10,385	- 57
Elmira	20	300	- 91	173	151	+ 15
Rochester	3,310	30,942	- 89	2,974	2,599	+ 14
Remainder	742	584	+ 27	6,578	1,085	x

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-December, 1981 and 1980

(in thousands)

Area	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	Total			New Residential		
Total Upstate	$1,409,678	$1,433,352	- 2	$485,088	$496,938	- 2
East Central	419,624	417,032	+ 1	144,768	147,818	- 2
Albany	166,904	149,392	+12	65,025	60,733	+ 7
Binghamton	75,468	80,148	- 6	11,398	12,468	- 9
Syracuse	128,625	135,092	- 5	50,324	51,887	- 3
Remainder	48,627	52,400	- 7	18,021	22,730	-21
Mid-Hudson	195,203	181,012	+ 8	82,923	68,545	+21
Poughkeepsie	72,352	61,570	+18	26,078	22,610	+15
Remainder	122,851	119,442	+ 3	56,845	45,935	+24
Northern and Mohawk Valley	100,116	98,465	+ 2	38,219	39,999	- 4
Utica	33,124	41,698	-21	13,038	18,193	-28
Remainder	66,992	56,767	+18	25,181	21,806	+15
Western	694,735	736,843	- 6	219,178	240,576	- 9
Buffalo	266,137	254,836	+ 4	73,086	80,192	- 9
Elmira	13,849	26,127	-47	3,967	4,340	- 8
Rochester	310,740	321,434	- 3	119,774	103,727	+15
Remainder	104,009	134,446	-23	22,351	52,317	-57
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 576,838	$ 626,293	- 8	$347,752	$310,121	+12
East Central	165,052	161,257	+ 2	109,804	107,957	+ 2
Albany	55,941	48,231	+16	45,938	40,428	+14
Binghamton	43,620	41,775	+ 4	20,450	25,905	-21
Syracuse	50,574	57,041	-11	27,727	26,164	+ 6
Remainder	14,917	14,210	+ 5	15,689	15,460	+ 1
Mid-Hudson	69,152	74,674	- 7	43,128	37,793	+14
Poughkeepsie	29,549	29,897	- 1	16,725	9,063	+85
Remainder	39,603	44,777	-12	26,403	28,730	- 8
Northern and Mohawk Valley	35,215	34,247	+ 3	26,682	24,219	+10
Utica	8,423	13,281	-37	11,663	10,224	+14
Remainder	26,792	20,966	+28	15,019	13,995	+ 7
Western	307,419	356,115	-14	168,138	140,152	+20
Buffalo	130,863	115,600	+13	62,188	59,044	+ 5
Elmira	3,784	16,638	-77	6,098	5,149	+18
Rochester	130,933	173,510	-25	60,033	44,197	+36
Remainder	41,839	50,367	-17	39,819	31,762	+25

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
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RENEWAL

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NEWS

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CONSTRUCTION ACTIVITY IN NEW YORK STATE IN 1981 INCREASED 11% FROM 1980

New York, N. Y., April 5 --State Housing Commissioner Richard A. Berman announced that residential construction activity in New York State during 1981 increased slightly from the 1980 total, which was the lowest level recorded since the Division of Housing and Community Renewal began maintaining this statistical series 23 years ago.

A report on the year's construction activity released this week indicates that building permits authorizing a total of 29,850 new housing units were issued during 1981. This represents an increase of 11 percent from the 26,804 units authorized in 1980. Although housing construction continued to drop, downstate New York was one of the few housing market areas in the Nation to surpass last year's level of activity.

"The housing industry has been one of the most prominent casualties of a sluggish economy mired in high

-more-

interest rates and high unemployment," Commissioner Berman said. "Construction firms, many fighting for survival, have been faced with weak demand and cash flow difficulties as record interest rates have increased costs and stifled sales. The thrift industry is in financial disarray as a liquidity squeeze has caused multimillion-dollars losses. The Federal government is slashing funding for housing programs as the national goal of 'a decent home in a suitable living environment for every American family' has been abandoned by the Reagan Administration. The consumer, especially the first-time home buyer, is trapped in an affordability gap as the rise in family income has failed to keep pace with the increase in housing expenses."

"The unfavorable economic climate, which has depressed residential construction activity for the past 2 years, has particularly affected the single family sector. In New York, single family authorizations in 1981 have fallen to the lowest level on record from 14,698 to 14,369 a decrease of 2 percent, and 31 percent below the 1979 total of 20,926." Commissioner Berman stated.

"The erosion of the single family sector has been primarily caused by record high mortgage interest rates," Commissioner Berman continued. "High mortgage rates are a direct result of the generally high interest rates prevailing in the economy, but are also a by-product of financial reforms that enabled thrift institutions to compete for funds during

-more-

periods of rising rates. While this deregulation prevented massive disintermediation and a drying-up of lendable funds, the thrift industry was now forced to compete on an equal basis in the capital marketplace. The privileges and special preferences given housing finance were eliminated. The convergence of these forces caused soaring rates, a vastly weakened thrift industry and restructuring of the mortgage loan."

"Today's home buyer not only confronts high interest rates but he must choose from a variety of mortgage instruments (variable rate, renegotiable rate, shared appreciation, etc.) which have transferred part of the financial risk from the lender to the borrower. The home buyer also faces high prices, substantial down payment requirements and increased maintenance and operating costs. As a result, demand has fallen off greatly. Thus the accuracy of the speculator's maxim that housing is the only sure hedge against inflation has been placed in severe jeopardy," Commissioner Berman concluded.

"In the government subsidized multifamily sector, the Federal Section 8 new construction program, Farmers Home Loan program and low rent public housing program accounted for 5,099 unit authorizations, an increase of 21 percent from the 1980 total of 4,201. In addition New York City's tax abatement and exemption program known as J-51 accounted for 1,854 housing unit authorizations. The unsubsidized multifamily market increased 56 percent to 5,585 units authorized

-more-

from the very depressed 1980 level of 3,573. While we applaud this modest improvement, the multifamily sector cannot expect a robust recovery until construction loan rates to builders substantially decline," Commissioner Berman said.

In forecasting future levels of production, Commissioner Berman stressed the impact of Reaganomics and federal housing policies. "If we strip the rhetoric from supply-side economics as practiced by the Reagan Administration, we are left with an economic policy that has produced huge budget deficits in an atmosphere of monetary restraint. The Administration's policies have brought about a surrealistic economic world in which a recession coupled with declining inflation rates have failed to effectively reduce interest rates. This does not bode well for single family production in 1982. Even a gradual decline in interest rates, which is forecast, will not bring about a surge in production. The deregulation of the thrift industry caused potential buyers to be gradually squeezed from the market-place. These buyers will now only slowly return and thus a buying spree, to sate pent-up demand, is less likely to occur.

"The Reagan Administration is attempting to solve the housing problem by reducing inflation and restoring general economic health. By counting on a resurgence of economic growth and relying exclusively on the private sector, the Administration has felt free to slash and/or

-more-

eliminate Federal housing production programs for low and moderate income families. However, past experience shows that the private sector did not enter certain fragile markets, such as low and moderate income housing without being induced by substantial government support. New York is particularly dependent on government housing programs and in 1981 direct Federal subsidy programs accounted for over 5,000 units or 17 percent of all housing units authorizations. Government subsidized housing production should fall dramatically in 1982 under the Administration's programs. By withholding and denying subsidies and forcing the housing industry to operate in an environment of credit restraint, the Reagan Administration's policies can be summed-up as anti-housing", Commissioner Berman concluded.

In New York City the number of housingunit authorizations based on building permits issued increased by 42 percent from 7,800 in 1980 to 11,060 in 1981. Residential construction activity increased in all five boroughs. Housing unit authorizations in the Bronx increased by 180 percent, Brooklyn 146 percent, Manhattan 20 percent, Queens 68 percent and Staten Island 9 percent. Manhattan garnered 48 percent of total City housing unit authorizations. The strong percentage increases registered in the Bronx and Brooklyn were the result of increased activity in the government subsidized sector.

Authorizations for three and four family houses scored impressive gains in Queens. An increase in multifamily activity more than compensated for a decrease in single family activity on Staten Island.

The number of new unit authorizations in the four suburban counties of Nassau, Rockland, Suffolk and Westchester increased by 11 percent from 6,638 units in 1980 to 7,396 units in 1981. Increases were registered in both single family and multifamily categories. Housing unit authorizations in Nassau, Suffolk and Westchester increased by 28 percent, 12 percent and 6 percent, respectively. Rockland County, with a decline in single family activity, registered a decrease of 7 percent.

The upstate counties combined produced a total of 11,394 new housing unit authorizations in 1981, a decline of 8 percent from the 12,366 units authorized in 1980. Single family authorization fell by 8 percent and multifamily authorizations declined by 7 percent. Direct government subsidy programs contributed a total of 1,642 units, 60 percent of the 2,706 multifamily authorizations issued upstate.

Total construction valuation increased 4 percent Statewide from $3,200,152,000 in 1980 to $3,315,278,000 in 1981. New residential construction and additions and alterations valuations increased 17 percent and 16 percent respectively while nonresidential construction valuation decreased by 11 percent.

New York City

Residential construction activity in the City rose 42 percent from 7,800 units in 1980 to 11,060 in 1981. The Bronx and Brooklyn registered dramatic increases of 180 percent and 146 percent respectively, as the number of housing units authorized increased from 312 to 873 in the Bronx and from 680 to 1,674 in Brooklyn. Increased activity in the government subsidized multifamily sector accounted for the gains. Manhattan showed an increase of 20 percent from 4,406 units authorized in 1980 to 5,275 in 1981. In Queens permits authorizing 1,763 units were issued in 1981 an increase of 68 percent from the 1,048 housing units authorized in 1980. Staten Island registered the smallest gain as the number of housing units authorized increased 9 percent from 1,354 units in 1980 to 1,475 in 1981.

The total value of all new construction authorized in New York City in 1981 was $939,862,000 a 12 percent decrease from the $1,062,777,000 value authorized in 1980. The value of new residential construction authorized was up 31 percent, from $246,085,000 in 1980 to $322,021,000 in 1981. The value of additions and alterations increased from the 1980 total of $178,481,000 to $202,374,000 in 1981, a 13 percent rise. New non-residential building permit value decreased from $638,211,000 in 1980 to $415,467,000 in 1981 a decline of 35 percent.

The value of new residential construction authorized increased in all boroughs except Staten Island. The increase in residential valuations paralleled the increase in the number of housing units.

-more-

The Bronx registered an increase of 103 percent from $12,657,000 in 1980 to $25,643,000 in 1981. Brooklyn showed a 208 percent increase from $17,438,000 to $53,758,000. Manhattan had an eight percent increase from $163,609,000 to $176,367,000 and Queens registered a 76 percent rise from $19,961,000 in 1980 to $35,217,000 in 1981. Staten Island remained approximately the same as valuations fell four percent from $32,420,000 to $31,036,000.

The value of additions and alterations increased in all boroughs except Manhattan. Manhattan had an 11 percent decline from $105,219,000 in 1980 to $93,816,000 in 1981. Queens registered a 48 percent increase to $22,072,000 in 1981 from $14,934,000 in 1980. Brooklyn showed a 77 percent increase from $31,992,000 in 1980 to $56,763,000 in 1981. Bronx showed a slight increase (8 percent) to $25,994,000 in 1981 from $23,977,000 in 1980, while Staten Island registered an increase of 58 percent, from $2,359,000 in 1980 to $3,729,000 in 1981.

The value of non-residential construction authorized declined due to a fall-off in the authorization of large scale projects in Manhattan such as the convention center. Manhattan showed a decrease of 47 percent from $527,305,000 in 1980 to $278,782,000 in 1981. Queens had a 46 percent decline to $38,496,000 from $71,435,000 and Staten Island registered a decline of 84 percent

-more-

from $28,737,000 to $4,642,000. Valuations in Brooklyn soared from $3,966,000 in 1980 to $84,785,000 in 1981 while the Bronx registered an increase of 30 percent from $6,738,000 to $8,762,000 in 1981.

SUBURBAN NEW YORK CITY

Nassau County: Residential construction activity increased by 28 percent, from 1,446 units in 1980 to 1,847 in 1981. The number of authorizations for single family homes decreased slightly from 969 in 1980 to 946 in 1981. Five or more family authorizations increased 106 percent from 395 in 1980 to 813 in 1981.

The total value of all new construction increased 26 percent to $274,713,000 in 1981 from $217,666,000 in 1980. New residential construction increased 46 percent from $64,670,000 in 1980 to $94,524,000 in 1981. New non-residential construction increased 10 percent from $90,244,000 in 1980 to $98,993,000 in 1981. The value of additions and alterations increased 29 percent from $62,752,000 in 1980 to $81,196,000 in 1981.

Rockland County: Construction activity decreased by 7 percent from 816 new housing units in 1980 to 756 units in 1981, as the number of authorizations for single family homes fell 10 percent from 571 in 1980 to 512 in 1981, while five-or-more family authorizations fell slightly by 1 percent from 235 in 1980 to 232 in 1981.

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The total value of all new construction was up 16%, from $48,845,000 in 1980 to $56,602,000 in 1981. The value of new non-residential construction fell 21 percent from $12,389,000 in 1980 to $9,730,000 in 1981. New residential construction rose 20 percent to $30,391,000 in 1981 from $25,380,000 in 1980. Additions and alterations increased 49 percent to $16,481,000 in 1981 from $11,076,000 in 1980.

Suffolk County: Building permits authorizing the construction of 2,810 new housing units were issued in 1981, a rise of 12 percent from the 2,513 units authorized in 1980. Authorizations for one-family units rose 26 percent, from 2,095 units in 1980 to 2,632 in 1981. Despite this decline, Suffolk continued to lead all other counties in the State in the volume of single family home construction permits. Multifamily authorizations, however, fell from 253 in 1980 to 112 in 1981.

The total value of all new construction increased 45 percent, from $203,554,000 in 1980 to $295,450,000. New non-residential construction rose 49 percent to $108,726,000 in 1981 from $73,169,000 in 1980. New residential construction increased by 53 percent to $133,067,000 in 1981 from $87,024,000 in 1980; while the value of additions and alterations rose 24 percent to $53,657,000 in 1981 from $43,361,000 in 1980.

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Westchester County : The number of new housing units authorized rose to 1,983 in 1981 from 1,863 in 1980, an increase of 6 percent. Authorizations for one family homes increased 2 percent to 1,279 in 1981 from 1,256 in 1980; while authorizations for five-or-more family homes increased 19 percent from 543 in 1980 to 646 in 1981.

The total value of all new construction increased 45 percent to $338,973,000 in 1981 from $233,958,000 in 1980. The value of new residential construction rose 29 percent to $113,755,000 in 1981 from $88,391,000 in 1980. New non-residential construction increased 82 percent, to $149,838,000 in 1981 from $82,349,000 in 1980; while the value of additions and alterations rose 19 percent, to $75,380,000 in 1981 from $63,218,000 in 1980.

EAST CENTRAL AREA

Albany-Schenectady-Troy (Albany, Montgomery, Rennsselaer, Saratoga and Schenectady Counties): Residential construction activity rose 3 percent, from 1,538 units authorized in 1980 to 1,590 units in 1981. This increase resulted from a 56 percent increase in five or more family permits issued, from 282 to 439, and a 41 percent rise in two family construction. Single family construction declined slightly from 1,073 in 1980 to 996 units authorized in 1981.

The total value of all new construction rose 12 percent increasing to $166,904,000. New non-residential construction valuation

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increased by 16 percent to $55,941,000 in 1981. New residential construction value increased by 7 percent to $65,025,000 in 1981; while the value of additions and alterations rose by 14 percent to $45,938,000.

Binghamton-Endicott-Johnson City (Broome and Tioga Counties): A 2 percent increase in permits issued for newresidential construction was registered, from 338 units in 1980 to 344 in 1981. A rise in multifamily activity more than offset a decline in single family activity.

The total value of all construction decreased 6 percent, to $75,468,000 in 1981. New non-residential construction valuation increased 4 percent to $43,620,000 in 1981. New residential value decreased 9 percent, to $11,398,000 in 1981 while the value of additions and alterations decreased 21 percent, to $20,450,000 in 1981.

Syracuse (Madison, Onondaga and Oswego Counties): 1,448 new housing units were authorized in 1981, a 16 percent decrease from the 1,729 units in 1980. Authorizations for single family construction decreased 20 percent from 1,167 units to 936.

The total value of all new construction decreased 5 percent, to $128,625,000 in 1981 from $135,092,000 in 1980. New non-resi-

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dential construction dropped 11 percent to $50,574,000 in 1981. the value of new residential construction was down 3 percent to $50,324,000; while the value of additions and alterations increased 6 percent to $27,727,000.

Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington Counties: The number of newly authorized housing units decreased 27 percent from 641 units in 1980 to 470 in 1981. The number of five-or-more family homes fell from 207 in 1980 to 60 in 1981, while single family construction fell to 390 in 1981 from 422 in 1980.

The total value of new construction decreased by 7 percent over the period, from $52,400,000 in 1980 to $48,627,000 in 1981. New non-residential construction value increased by 5 percent, to $14,917,000 in 1981. New residential valuation decreased by 21 percent, to $18,021,000 in 1981; while the value of additions and alterations rose 1 percent, to $15,689,000 in 1981.

MID-HUDSON AREA

Poughkeepsie (Dutchess County): The authorizations for residential construction permits increased by 10 percent, from 573 units authorized in 1980 to 628 in 1981. Single family authorizations increased by 16 percent from 473 units in 1980 to 550 units in 1981; while multifamily

-more-

units decreased by 14 percent from 84 to 72.

The total value of all new construction increased by 18 percent, to $72,352,000 in 1981 from $61,570,000 in 1980. New non-residential construction was down one percent, to $29,549,000 in 1981. The value of new residential construction rose 15 percent to $26,078,000 in 1981; while the value of additions and alterations increased 85 percent, to $16,725,000 in 1981.

Columbia, Greene, Orange, Putnam, Sullivan and Ulster Counties: Building permits authorizing the construction of 1,495 new housing units were issued in 1981 an increase of 26 percent from the 1,184 units authorized in 1980. Authorizations for multi family construction rose 715 percent, to 326 units in 1981, from 40 units in 1980.

The value of all new construction rose by 3 percent, from $119,442,000 in 1980 to $122,851,000 in 1981. The value of new residential construction increased 24 percent, to $56,845,000 in 1981. New non-residential values fell 12 percent to $39,603,000 in 1981; while the value of additions and alterations decreased 8 percent, to $26,403,000 in 1981.

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NORTHERN AND MOHAWK VALLEY AREAS

Utica-Rome-Herkimer-Little Falls (Herkimer and Oneida Counties): The total number of new housing authorizations decreased by 33 percent, from 621 in 1980 to 419 in 1981. Authroizations for five-or-more family construction fell 36 percent, from 329 in 1980 to 211 in 1981.

The total value of all new construction decreased by 21 percent, to $33,124,000 in 1981 from $41,698,000 in 1980. New non-residential valuation was down 37 percent, to $8,423,000 in 1981. New residential value fell 28 percent, to $13,038,000 in 1981; while the value of additions and alterations increased 14 percent, to $11,663,000 in 1981.

Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis, and St. Lawrence Counties: An increase of 26 percent was registered in residential construction activity in 1981 as authorizations rose to 644 units from 512 last year. Authorizations for five-or-more family construction rose 134 percent, from 108 units in 1980 to 253 in 1981.

The total value of all construction increased 18 percent, from $56,767,000 in 1980 to $66,992,000 in 1981. New residential construction valuation rose 15 percent, to $25,181,000 in 1981. New non-residential value increased by 28 percent, to $26,792,000

-more-

in 1981, while the value of additions and alterations increased by 7 percent to $15,019,000 in 1981.

WESTERN AREA

Buffalo (Erie and Niagara Counties): In 1981, the Buffalo area experienced a 15 percent decrease in total residential units authorized, from 1,811 in 1980 to 1,535 in 1981. A decline of 21 percent occurred in single family residential construction activity from 1,358 in 1980 to 1,069 in 1981; while five-or-more family authorizations increased 4 percent, to 418 in 1981 from 401 in 1980.

The total value of all new construction showed a 4 percent increase, to $266,137,000 in 1981 from $254,836,000 in 1980. New non-residential valuation increased 13 percent, to $130,863,000 in 1981 from $115,600,000 in 1980. The value of new residential construction fell 9 percent, to $73,086,000 in 1981 from $80,192,000 in 1980; while the value of additions and alterations rose 5 percent from $59,044,000 in 1980 to $62,188,000 in 1981.

Elmira (Chemung County): The number of new housing units authorized increased by 1 percent, from 89 in 1980 to 90 units in 1981.

The value of all new construction decreased 47 percent, to $13,849,000 in 1981 from $26,127,000 in 1980. The value of new non-residential construction was down 77 percent, to $3,784,000 in 1981.

New residential value declined 8 percent to $3,967,000 in 1981; while additions and alterations valuation was up 18 percent, to $6,098,000 in 1981.

Rochester (Livingston, Monroe, Ontario, Orleans and Wayne Counties): New residential construction rose by 3 percent, increasing from 2,119 units in 1980 to 2,176 in 1981. Single family authorizations rose 3 percent from 1,843 to 1,890; while multifamily authorizations rose 17 percent, to 262 from 224.

The total value of all construction fell 3 percent, to $310,740,000 in 1981 from $321,434,000 in 1980. New non-residential construction value was down 25 percent, to $130,933,000 in 1981. New residential construction valuation increased 15 percent, to $119,774,000; while additions and alterations valuation showed a 36 percent increase to $60,033,000 in 1981.

Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming, and Yates Counties: New residential construction decreased by 54 percent, from 1,211 in 1980 to 555 in 1981. Multifamily activity decreased 87 percent from 616 units in 1980 to 83 units in 1981.

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The total value of all new construction was down 23 percent, to $104,009,000 in 1981, from $134,446,000 in 1980. New residential valuation decreased 57 percent, to $22,351,000 in 1981 from $52,317,000 in 1980.

New non-residential value decreased by 17 percent, to $41,839,000 in 1981 from $50,367,000 in 1980; while additions and alterations rose 25 percent, to $39,819,000 in 1981 from $31,762,000 in 1980.

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NEW YORK STATE
DIVISION OF
HOUSING AND
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RENEWAL

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CONSTRUCTION ACTIVITY IN NEW YORK STATE, JANUARY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	JANUARY		
	1982	1981	Percent Change
New Residential	1,383	1,532	-10
New York City	815	666	+22
Suburban New York City	156	371	-58
Upstate	412	495	-17
Dollar Value of All Construction (in thousands)	$314,289	$320,085	- 2
New York City	229,780	232,769	- 1
Suburban New York City	27,566	39,131	-30
Upstate	56,943	48,185	+18

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
ONE FAMILY HOUSES		
New York City		
Staten Island	112	$ 1,823
APARTMENT HOUSES, including three and four family houses		
New York City		
Manhattan	470*	15,320
Queens	197	11,740

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
HOSPITALS, INSTITUTIONAL		
Geddes	1	$ 5,045
New York City		
Brooklyn	1	26,000
HOTELS, MOTELS		
New York City		
Manhattan	1	1,900
Rockville Centre		999
INDUSTRIAL		
Huntington	1	1,000
Rochester	1	2,500
OFFICES, PROFESSIONAL		
Colonie (Town)	1	950
La Grange	1	878
New York City		
Manhattan	1	14,905
Rochester	1	4,636
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	1,200
Manhattan	1	4,000
STORES, MERCANTILE		
Ardsley	1	500
Greece	2	8,799

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*Includes conversion of ten non-residential buildings to 250 units of multiple housing.

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
New York City		
Manhattan	1	$144,000
INDUSTRIAL		
Endicott	1	3,300
OFFICES, PROFESSIONAL		
New York City		
Manhattan	1	689
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	800
STORES, MERCANTILE		
New York City		
The Bronx	1	710
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
The Bronx	1	500

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Suburban New York City

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
	Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
	Syracuse SMSA (Madison, Onondaga and Oswego)
	Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess)
	Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida)
	Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara)
	Elmira SMSA (Chemung)
	Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
	Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7.396	11,394
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545
1982 2/	January	1,383	815	156	412

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	January..............	314,289	229,780	27,566	56,943

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1960-1981
(in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December..........	212,030	110,079	41,389	60,562
1982 2/	January..............	314,289	54,474	85,257	174,558

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, January, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1982[2]					January, 1981[2]					
Total NY State	1,383	432	32	17	902	1,532	621	156	34	721	- 10
NY City	815	115	24	9	667	666	32	134	34	466	+ 22
Suburban NYC[1]	156	148	8	-	-	371	294	12	-	65	- 58
Upstate	412	169	-	8	235	495	295	10	-	190	- 17

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, January, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	January					
	Total			New Residential		
Total NY State	$314,289	$320,085	- 2	$ 54,474	$60,023	- 9
NY City	229,780	232,769	- 1	29,766	25,428	+ 17
Suburban NYC[1]	27,566	39,131	- 30	9,710	15,287	- 36
Upstate	56,943	48,185	+ 18	4,998	19,308	- 22
	New Non-Residential			Additions and Alterations		
Total NY State	$ 85,257	$212,515	- 60	$174,558	$47,547	+267
NY City	48,721	189,574	- 74	151,293	17,767	x
Suburban NYC[1]	8,733	12,268	- 29	9,123	11,576	- 21
Upstate	27,803	10,673	+160	14,142	18,204	- 22

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing New York City, January, 1982 and 1981

Borough	Total	One Family	Two Family5/	Three or four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 19822/					January, 19812/					
Total NY City	815	115	24	9	667	666	32	134	34	466	+ 22
The Bronx	-	-	-	-	-	9	-	-	9	-	-100
Brooklyn	2	-	2	-	-	6	1	2	3	-	- 67
Manhattan	470	-	-	-	470	289	-	-	-	289	+ 63
Queens	215	3	6	9	197	31	3	6	22	-	x
Staten Island	128	112	16	-	-	331	28	126	-	177	- 61

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, January, 1982 and 1981

(in thousands)

Borough	1982 2/	1981 2/	Percent Change	1982 2/	1981 2/	Percent Change
	January					
	Total			New Residential		
Total NY City	$229,780	$232,769	- 1	$ 29,766	$25,428	+ 17
The Bronx	1,885	4,564	-59	-	270	-100
Brooklyn	28,940	52,860	-45	80	160	- 50
Manhattan	182,335	163,869	+97	15,320	20,110	- 24
Queens	13,857	7,033	+97	12,295	560	x
Staten Island	2,763	4,443	-38	2,071	4,328	- 52
	New Non-Residential			Additions and Alterations		
Total NY City	$ 48,721	$189,574	-74	$151,293	$17,767	x
The Bronx	10	1,000	-99	1,875	3,294	- 43
Brooklyn	27,242	51,903	-48	1,618	797	+103
Manhattan	20,841	131,070	-84	146,174	12,689	x
Queens	324	5,601	-94	1,238	872	+ 42
Staten Island	304	-	x	388	115	+237

(See Footnoes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], January, 1982 and 1981

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January, 1982[2]					January, 1981[2]					
Total Suburban NY City	156	148	8	-	-	371	294	12	-	65	-58
Nassau	25	25	-	-	-	90	90	-	-	-	-72
Rockland	11	7	4	-	-	10	8	2	-	-	+10
Suffolk	101	97	4	-	-	184	111	8	-	65	-45
Westchester	19	19	-	-	-	87	85	2	-	-	-78

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], January, 1982 and 1981

(in thousands)

County	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	January					
	Total			New Residential		
Total Suburban NY City	$27,566	$39,131	-30	$9,710	$15,287	-36
Nassau	6,649	13,822	-52	1,837	4,804	-62
Rockland	1,149	1,474	-22	643	472	+36
Suffolk	13,335	15,309	-13	5,426	5,850	- 7
Westchester	6,433	8,526	-25	1,804	4,161	-57
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 8,733	$12,268	-29	$9,123	$11,576	-21
Nassau	1,107	4,638	-76	3,705	4,380	-15
Rockland	30	7	x	476	995	-52
Suffolk	5,294	6,298	-16	2,615	3,161	-17
Westchester	2,302	1,325	+74	2,327	3,040	-23

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	January, 1982[2]					January, 1981[2]					
Total Upstate	412	169	-	8	235	495	295	10	-	190	- 17
East Central	173	31	-	8	134	175	101	10	-	64	- 1
Albany	69	13	-	8	48	53	27	4	-	22	+ 30
Binghamton	2	2	-	-	-	16	4	-	-	12	- 88
Syracuse	100	14	-	-	86	53	47	6	-	-	+ 89
Remainder	2	2	-	-	-	53	23	-	-	30	- 96
Mid-Hudson	35	35	-	-	-	48	36	-	-	12	- 27
Poughkeepsie	13	13	-	-	-	6	6	-	-	-	+117
Remainder	22	22	-	-	-	42	30	-	-	12	- 48
Northern and Mohawk Valley	1	1	-	-	-	10	10	-	-	-	- 90
Utica	1	1	-	-	-	4	4	-	-	-	- 75
Remainder	-	-	-	-	-	6	6	-	-	-	-100
Western	203	102	-	-	101	262	148	-	-	114	- 23
Buffalo	30	30	-	-	-	52	52	-	-	-	- 42
Elmira	3	3	-	-	-	-	-	-	-	-	x
Rochester	156	60	-	-	96	123	92	-	-	31	+ 27
Remainder	14	9	-	-	5	87	4	-	-	83	- 84

(See Footnotes, Preceding Page 1)

Table 11- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January					
	Total			New Residential		
Total Upstate	$56,943	$48,185	+ 18	$14,998	$19,308	- 22
East Central	20,296	13,804	+ 47	4,302	5,846	- 26
Albany	7,144	4,669	+ 53	2,726	1,938	+ 41
Binghamton	4,404	1,486	+196	240	407	- 41
Syracuse	8,127	5,107	+ 59	1,255	1,870	- 33
Remainder	621	2,542	- 76	81	1,631	- 95
Mid-Hudson	5,019	3,873	+ 30	1,567	1,735	- 10
Poughkeepsie	2,411	775	+211	610	289	+111
Remainder	2,608	3,098	- 16	957	1,446	- 34
Northern and Mohawk Valley	309	3,026	- 90	61	448	- 86
Utica	203	1,880	- 89	61	239	- 74
Remainder	106	1,146	- 91	-	209	-100
Western	31,319	27,482	+ 14	9,068	11,279	- 20
Buffalo	3,975	7,454	- 47	1,901	2,649	- 28
Elmira	275	432	- 36	122	-	x
Rochester	25,769	12,845	+101	6,784	5,955	+ 14
Remainder	1,300	6,751	- 81	261	2,675	- 90
	New Non-Residential			Additions and Alterations		
Total Upstate	$27,803	$10,673	+160	$14,142	$18,204	- 22
East Central	7,964	800	x	8,030	7,158	+ 12
Albany	1,955	294	x	2,463	2,437	+ 1
Binghamton	394	11	x	3,770	1,068	+253
Syracuse	5,329	439	x	1,543	2,798	- 45
Remainder	286	56	x	254	855	- 70
Mid-Hudson	1,841	157	x	1,611	1,981	- 19
Poughkeepsie	1,531	58	x	270	428	- 37
Remainder	310	99	+213	1,341	1,553	- 14
Northern and Mohawk Valley	26	618	- 96	222	1,960	- 89
Utica	18	19	- 5	124	1,622	- 92
Remainder	8	599	- 99	98	338	- 71
Western	17,972	9,098	+ 98	4,279	7,105	- 40
Buffalo	788	3,107	- 75	1,286	1,698	- 24
Elmira	11	151	- 93	142	281	- 49
Rochester	16,954	5,474	+210	2,031	1,416	+ 43
Remainder	219	366	- 40	820	3,710	- 78

(See Footnotes, Preceding Page 1)

6/18/82 55760-1A

NEW YORK STATE
DIVISION OF
**HOUSING AND
COMMUNITY
RENEWAL**

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, FEBRUARY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	FEBRUARY		
	1982	1981	Percent Change
New Residential	1,404	1,324	+ 6
New York City	583	513	+ 14
Suburban New York City	244	505	- 52
Upstate	577	306	+ 89
Dollar Value of All Construction (in thousands)	$176,477	$125,035	+ 41
New York City	61,239	28,481	+115
Suburban New York City	50,132	47,581	+ 5
Upstate	65,106	48,973	+ 33

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
New York City		
Brooklyn	293	$11,720
Staten Island	177	1,500

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
INDUSTRIAL		
Auburn	1	$1,350
Freeport	1	500
Lancaster (Village)	1	572
Lysander	1	963
New York City		
Queens	1	1,600
Perinton	1	2,500
OFFICES, PROFESSIONAL		
Great Neck Plaza	1	4,100
Greenburgh	1	6,000
New York City		
Manhattan	2	32,582
STORES, MERCANTILE		
Greenburgh	1	2,093
New York City		
Manhattan	1	800

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
Binghamton (City)	1	$9,000
Long Beach	1	1,888
Oswego (City)	1	600
AMUSEMENT, RECREATIONAL		
New York City		
Staten Island	1	900
HOSPITALS, INSTITUTIONAL		
Watertown (City)	1	1,224
HOTELS, MOTELS		
New York City		
Queens	1	5,000
INDUSTRIAL		
Endicott	2	4,192
OFFICES, PROFESSIONAL		
Hempstead (Town)	1	2,144
Poughkeepsie (Town)	1	858
Rochester	1	1,334
STORES, MERCANTILE		
New York City		
Manhattan	1	500

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (2 mos.)...	2,856	1,179	876	801
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545
1982 2/	Total (2 mos.)...	2,787	1,398	400	989
	January	1,383	815	156	412
	February	1,404	583	244	577

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (2 mos.)...	445,120	261,250	86,712	97,158
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	Total (2 mos)...	490,766	291,019	77,698	122,049
	January..............	314,289	229,780	27,566	56,943
	February............	176,477	61,239	50,132	65,106

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (2 mos.)...	445,120	103,003	260,625	81,492
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562
1982 2/	Total (2 mos.)...	490,766	108,925	149,349	232,492
	January..............	314,289	54,474	85,257	174,558
	February............	176,477	54,451	64,092	57,934

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, February and January-February, 1982 and 1981

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	February, 1982[2]					February, 1981[2]					
Total NY State	1,404	534	38	40	792	1,324	669	86	15	554	+ 6
NY City	583	46	20	33	484	513	55	66	15	377	+14
Suburban NYC[1]	244	196	18	-	30	505	342	8	-	155	-52
Upstate	577	292	-	7	278	306	272	12	-	22	+89
	January-February, 1982[2]					January-February, 1981[2]					
Total NY State	2,787	966	70	57	1,694	2,856	1,290	242	49	1,275	- 2
NY City	1,398	161	44	42	1,151	1,179	87	200	49	843	+19
Suburban NYC[1]	400	344	26	-	30	876	636	20	-	220	-54
Upstate	989	461	-	15	513	801	567	22	-	212	+23

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, February and January-February, 1982 and 1981 (in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	February					
	Total			New Residential		
Total NY State	$176,477	$125,035	+ 41	$54,451	$ 42,980	+ 27
NY City	61,239	28,481	+115	16,396	8,057	+104
Suburban NYC[1]	50,132	47,581	+ 5	16,184	20,364	- 21
Upstate	65,106	48,973	+ 33	21,871	14,559	+ 50
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 64,092	$ 48,110	+ 33	$ 57,934	$ 33,945	+ 71
NY City	35,573	11,213	+217	9,270	9,211	+ 1
Suburban NYC[1]	16,989	15,951	+ 7	16,959	11,266	+ 51
Upstate	11,530	20,946	- 45	31,705	13,468	+135
	January-February					
	Total			New Residential		
Total NY State	$490,766	$445,120	+ 10	$108,925	$103,003	+ 6
NY City	291,019	261,250	+ 11	46,162	33,485	+ 38
Suburban NYC[1]	77,698	86,712	- 10	25,894	35,651	- 27
Upstate	122,049	97,158	+ 26	36,869	33,867	+ 9
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$149,349	$260,625	- 43	$232,492	$ 81,492	+185
NY City	84,294	200,787	- 58	160,563	26,978	x
Suburban NYC[1]	25,722	28,219	- 9	26,082	22,842	+ 14
Upstate	39,333	31,619	+ 24	45,847	31,672	+ 45

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, February and January-February, 1982 and 1981

Borough	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	February, 1982[2]					February, 1981[2]					
Total NY City	583	46	20	33	484	513	55	66	15	377	+ 14
The Bronx	4	–	4	–	–	10	1	–	9	–	- 60
Brooklyn	315	20	2	–	293	225	–	8	3	214	+ 40
Manhattan	–	–	–	–	–	139	–	–	–	139	-100
Queens	61	4	10	33	14	76	1	48	3	24	- 20
Staten Island	203	22	4	–	177	63	53	10	–	–	+222
	January-February, 1982[2]					January-February, 1981[2]					
Total NY City	1,398	161	44	42	1,151	1,179	87	200	49	843	+ 19
The Bronx	4	–	4	–	–	19	1	–	18	–	- 79
Brooklyn	317	20	4	–	293	231	1	10	6	214	+ 37
Manhattan	470	–	–	–	470	428	–	–	–	428	+ 10
Queens	276	7	16	42	211	107	4	54	25	24	+158
Staten Island	331	134	20	–	177	394	81	136	–	177	- 16

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, February and January-February, 1982 and 1981
(in thousands)

Borough	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
			February			
	Total			New Residential		
Total NY City	$ 61,239	$ 28,481	+115	$16,396	$ 8,057	+104
The Bronx	219	4,307	- 95	120	211	- 43
Brooklyn	13,916	4,113	+238	12,364	2,395	x
Manhattan	35,078	5,539	x	-	2,755	-100
Queens	8,443	12,562	- 33	1,477	1,120	+ 32
Staten Island	3,583	1,960	+ 83	2,435	1,576	+ 55
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 35,573	$ 11,213	+217	$ 9,270	$ 9,211	+ 1
The Bronx	40	2	x	59	4,094	- 99
Brooklyn	376	6	x	1,176	1,712	- 31
Manhattan	33,382	-	x	1,696	2,784	- 39
Queens	1,665	11,090	- 85	5,301	352	x
Staten Island	110	115	- 4	1,038	269	+286
			January-February			
	Total			New Residential		
Total NY City	$291,019	$261,250	+ 11	$ 46,162	$ 33,485	+ 38
The Bronx	2,104	8,871	- 76	120	481	- 75
Brooklyn	42,856	56,973	- 25	12,444	2,555	x
Manhattan	217,413	169,408	+ 28	15,320	22,865	- 33
Queens	22,300	19,595	+ 14	13,772	1,680	x
Staten Island	6,346	6,403	- 1	4,506	5,904	- 24
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 84,294	$200,787	- 58	$160,563	$ 26,978	x
The Bronx	50	1,002	- 95	1,934	7,388	- 74
Brooklyn	27,618	51,909	- 47	2,794	2,509	+ 11
Manhattan	54,223	131,070	- 59	147,870	15,473	x
Queens	1,989	16,691	- 88	6,539	1,224	x
Staten Island	414	115	+260	1,426	384	+271

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], February and January-February, 1982 and 1981

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	February, 1982[2]					February, 1981[2]					
Total Suburban NY City	244	196	18	-	30	505	342	8	-	155	-52
Nassau	48	30	18	-	-	258	99	4	-	155	-81
Rockland	14	14	-	-	-	18	18	-	-	-	-22
Suffolk	98	98	-	-	-	98	98	-	-	-	..
Westchester	84	54	-	-	30	131	127	4	-	-	-36
	January-February, 1982[2]					January-February, 1981[2]					
Total Suburban NY City	400	344	26	-	30	876	636	20	-	220	-54
Nassau	73	55	18	-	-	348	189	4	-	155	-79
Rockland	25	21	4	-	-	28	26	2	-	-	-11
Suffolk	199	195	4	-	-	282	209	8	-	65	-29
Westchester	103	73	-	-	30	218	212	6	-	-	-53

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], February and January-February, 1982 and 1981
(in thousands)

County	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	February					
	Total			New Residential		
Total Suburban NY City	$50,132	$47,581	+ 5	$16,184	$20,364	- 21
Nassau	20,361	18,266	+11	3,993	9,189	- 57
Rockland	1,815	2,532	-28	836	922	- 9
Suffolk	10,260	10,912	- 6	5,132	4,476	+ 15
Westchester	17,696	15,871	+11	6,223	5,777	+ 8
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$16,989	$15,951	+ 7	$16,959	$11,266	+ 51
Nassau	5,458	5,395	+ 1	10,910	3,682	+196
Rockland	193	1,095	-82	786	515	+ 53
Suffolk	2,758	3,705	-26	2,370	2,731	- 13
Westchester	8,580	5,756	+49	2,893	4,338	- 33
	January-February					
	Total			New Residential		
Total Suburban NY City	$77,698	$86,712	-10	$25,894	$35,651	- 27
Nassau	27,010	32,088	-16	5,830	13,993	- 58
Rockland	2,964	4,006	-26	1,479	1,394	+ 6
Suffolk	23,595	26,221	-10	10,558	10,326	+ 2
Westchester	24,129	24,397	- 1	8,027	9,938	- 19
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$25,722	$28,219	- 9	$26,082	$22,842	+ 14
Nassau	6,565	10,033	-35	14,615	8,062	+ 81
Rockland	223	1,102	-80	1,262	1,510	- 16
Suffolk	8,052	10,003	-20	4,985	5,892	- 15
Westchester	10,882	7,081	+54	5,220	7,378	- 29

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], February, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	February, 1982[2]					February, 1981[2]					
Total Upstate	577	292	-	7	278	306	272	12	-	22	+ 89
East Central	60	29	-	7	24	119	91	6	-	22	- 50
Albany	13	6	-	7	-	28	28	-	-	-	- 54
Binghamton	7	7	-	-	-	10	10	-	-	-	- 30
Syracuse	36	12	-	-	24	73	45	6	-	22	- 51
Remainder	4	4	-	-	-	8	8	-	-	-	- 50
Mid-Hudson	53	53	-	-	-	36	34	2	-	-	+ 47
Poughkeepsie	8	8	-	-	-	9	9	-	-	-	- 11
Remainder	45	45	-	-	-	27	25	2	-	-	+ 67
Northern and Mohawk Valley	143	63	-	-	80	10	8	2	-	-	x
Utica	85	5	-	-	80	6	4	2	-	-	x
Remainder	58	58	-	-	-	4	4	-	-	-	x
Western	321	147	-	-	174	141	139	2	-	-	+128
Buffalo	55	45	-	-	10	50	48	2	-	-	+ 10
Elmira	1	1	-	-	-	1	1	-	-	-	..
Rochester	129	90	-	-	39	79	79	-	-	-	+ 63
Remainder	136	11	-	-	125	11	11	-	-	-	x

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-February, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-February, 1982[2]					January-February, 1981[2]					
Total Upstate	989	461	-	15	513	801	567	22	-	212	+23
East Central	233	60	-	15	158	294	192	16	-	86	-21
Albany	82	19	-	15	48	81	55	4	-	22	+ 1
Binghamton	9	9	-	-	-	26	14	-	-	12	-65
Syracuse	136	26	-	-	110	126	92	12	-	22	+ 8
Remainder	6	6	-	-	-	61	31	-	-	30	-90
Mid-Hudson	88	88	-	-	-	84	70	2	-	12	+ 5
Poughkeepsie	21	21	-	-	-	15	15	-	-	-	+40
Remainder	67	67	-	-	-	69	55	2	-	12	- 3
Northern and Mohawk Valley	144	64	-	-	80	20	18	2	-	-	x
Utica	86	6	-	-	80	10	8	2	-	-	x
Remainder	58	58	-	-	-	10	10	-	-	-	x
Western	524	249	-	-	275	403	287	2	-	114	+30
Buffalo	85	75	-	-	10	102	100	2	-	-	-17
Elmira	4	4	-	-	-	1	1	-	-	-	x
Rochester	285	150	-	-	135	202	171	-	-	31	+41
Remainder	150	20	-	-	130	98	15	-	-	83	+53

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], February, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	February					
	Total			New Residential		
Total Upstate	$65,106	$48,973	+ 33	$21,871	$14,559	+ 50
East Central	24,259	12,826	+ 89	1,626	4,334	- 62
Albany	2,306	6,132	- 62	296	1,697	- 83
Binghamton	14,607	1,073	x	275	530	- 48
Syracuse	4,056	4,298	- 6	648	1,855	- 65
Remainder	3,290	1,323	+149	407	252	+ 62
Mid-Hudson	6,259	4,717	+ 33	2,174	1,447	+ 50
Poughkeepsie	2,779	1,824	+ 52	345	397	- 13
Remainder	3,480	2,893	+ 20	1,829	1,050	+ 74
Northern and Mohawk Valley	7,961	1,829	x	5,705	334	x
Utica	3,539	501	x	3,440	170	x
Remainder	4,422	1,328	+233	2,265	164	x
Western	26,627	29,601	- 10	12,366	8,444	+ 46
Buffalo	7,304	9,587	- 24	2,316	2,702	- 14
Elmira	145	239	- 39	33	50	- 34
Rochester	13,979	17,397	- 20	6,437	4,883	+ 32
Remainder	5,199	2,378	+119	3,580	809	x
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$11,530	$20,946	- 45	$31,705	$13,468	+135
East Central	3,289	3,725	- 12	19,344	4,767	x
Albany	391	1,948	- 80	1,619	2,487	- 35
Binghamton	391	56	x	13,941	487	x
Syracuse	1,032	1,486	- 31	2,376	957	+148
Remainder	1,475	235	x	1,408	836	+ 68
Mid-Hudson	411	2,109	- 81	3,674	1,161	+216
Poughkeepsie	102	788	- 87	2,332	639	+265
Remainder	309	1,321	- 77	1,342	522	+157
Northern and Mohawk Valley	594	300	+ 98	1,662	1,195	+ 39
Utica	27	142	- 81	72	189	- 62
Remainder	567	158	+259	1,590	1,006	+ 58
Western	7,236	14,812	- 51	7,025	6,345	+ 11
Buffalo	2,008	4,698	- 57	2,980	2,187	+ 36
Elmira	4	25	- 84	108	164	- 34
Rochester	4,662	9,969	- 53	2,880	2,545	+ 13
Remainder	562	120	x	1,057	1,449	- 27

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-February, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January-February					
	Total			New Residential		
Total Upstate	$122,049	$97,158	+ 26	$36,869	$33,867	+ 9
East Central	44,555	26,630	+ 67	5,928	10,180	- 42
Albany	9,450	10,801	- 13	3,022	3,635	- 17
Binghamton	19,011	2,559	x	515	937	- 45
Syracuse	12,183	9,405	+ 30	1,903	3,725	- 49
Remainder	3,911	3,865	+ 1	488	1,883	- 74
Mid-Hudson	11,278	8,590	+ 31	3,741	3,182	+ 18
Poughkeepsie	5,190	2,599	+100	955	686	+ 39
Remainder	6,088	5,991	+ 2	2,786	2,496	+ 12
Northern and Mohawk Valley	8,270	4,855	+ 70	5,766	782	x
Utica	3,742	2,381	+ 57	3,501	409	x
Remainder	4,528	2,474	+ 83	2,265	373	x
Western	57,946	57,083	+ 2	21,434	19,723	+ 9
Buffalo	11,279	17,041	- 34	4,217	5,351	- 21
Elmira	420	671	- 37	155	50	+210
Rochester	39,748	30,224	+ 31	13,221	10,838	+ 22
Remainder	6,499	9,129	- 29	3,841	3,484	+ 10
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 39,333	$31,619	+ 24	$45,847	$31,672	+ 45
East Central	11,253	4,525	+149	27,374	11,925	+130
Albany	2,346	2,242	+ 5	4,082	4,924	- 17
Binghamton	785	67	x	17,711	1,555	x
Syracuse	6,361	1,925	+230	3,919	3,755	+ 4
Remainder	1,761	291	x	1,662	1,691	- 2
Mid-Hudson	2,252	2,266	- 1	5,285	3,142	+ 68
Poughkeepsie	1,633	846	+ 93	2,602	1,067	+144
Remainder	619	1,420	- 56	2,683	2,075	+ 29
Northern and Mohawk Valley	620	918	- 32	1,884	3,155	- 40
Utica	45	161	- 72	196	1,811	- 89
Remainder	575	757	- 24	1,688	1,344	+ 26
Western	25,208	23,910	+ 5	11,304	13,450	+ 16
Buffalo	2,796	7,805	- 64	4,266	3,885	+ 10
Elmira	15	176	- 91	250	445	- 44
Rochester	21,616	15,443	+ 40	4,911	3,961	+ 24
Remainder	781	486	+ 61	1,877	5,159	- 64

(See Footnotes, Preceding Page 1)

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**NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL**

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, MARCH, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	MARCH 1982	1981	Percent Change
New Residential	1,800	3,479	- 48
New York City	858	1,658	- 48
Suburban New York City	383	866	- 56
Upstate	559	955	- 41
Dollar Value of All Construction (in thousands)	$258,487	$252,925	+ 2
New York City	78,083	79,185	- 1
Suburban New York City	61,796	83,777	- 26
Upstate	118,608	89,963	+ 32

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
New York City		
Manhattan	457*	$31,490
Queens	159	2,500

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
HOSPITALS, INSTITUTIONAL		
Mineola	1	$ 1,950
New York City		
Staten Island	1	3,500
INDUSTRIAL		
Babylon (Town)	2	1,340
Cuba (Village)	1	1,000
East Fishkill	fd	1,327
Elmira (City)	1	560
Endicott	2	1,850
Greece	1	14,252
Huntington	1	1,684
Lysander	1	3,049
Oneonta (City)	1	1,182
Oyster Bay	1	635
Rochester	1	992
Tonawanda (Town)	1	500
OFFICES PROFESSIONAL		
New York City		
Manhattan	1	3,500
Syracuse	1	15,000
PUBLIC WORKS, UTILITIES		
New York City		
Staten Island	1	735

* Includes conversion of five non-residential buildings to 76 units of multiple housing.

fd - foundation only.

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
STORES, MERCANTILE		
Fairport	3	$ 2,055
Mineola	1	500
New York City		
Manhattan	1**	12,341
Orange town	1	1,081
Southampton (Town)	2	2,027
Yonkers	1	690
Yorktown	fd	1,300

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	4	$ 5,411
INDUSTRIAL		
East Aurora	1	550
Endicott	3	4,500
Rochester	1	500
Union	1	2,700
OFFICES, PROFESSIONAL		
LaGrange	1	1,977
Middletown	1	500
New York City		
Queens	1	500
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	874
STRUCTURES OTHER THAN BUILDINGS		
New York City		
Brooklyn	1	800

** Multi-use building, residential and commercial. Housing units with estimated costs included in the residential category.

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
	Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
	Syracuse SMSA (Madison, Onondaga and Oswego)
	Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess)
	Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida)
	Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara)
	Elmira SMSA (Chemung)
	Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
	Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (3 mos.)...	6,335	2,837	1,742	1,756
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545
1982 2/	Total (3 mos.)...	4,587	2,256	783	1,548
	January	1,383	815	156	412
	February	1,404	583	244	577
	March	1,800	858	383	559

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (3 mos.)...	698,045	340,435	170,489	187,121
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	Total (3 mos)...	749,253	369,102	139,494	240,657
	January..............	314,289	229,780	27,566	56,943
	February............	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (3 mos.)...	698,045	216,741	344,445	136,859
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562
1982 2/	Total (3 mos.)...	749,253	197,916	254,178	297,159
	January..............	314,289	54,474	85,257	174,558
	February............	176,477	54,451	64,092	57,934
	March................	258,487	88,991	104,829	64,667

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, March and January-March, 1982 and 1981

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	March, 1982[2]					March, 1981[2]					
Total NY State	1,800	899	82	71	748	3,479	1,226	122	32	2,099	-48
NY City	858	57	52	45	704	1,658	76	92	24	1,466	-48
Suburban NYC[1]	383	333	16	26	8	866	401	16	-	449	-56
Upstate	559	509	14	-	36	955	749	14	8	184	-41
	January-March, 1982[2]					January-March, 1981[2]					
Total NY State	4,587	1,865	152	128	2,442	6,335	2,516	364	81	3,374	-28
NY City	2,256	218	96	87	1,855	2,837	163	292	73	2,309	-20
Suburban NYC[1]	783	677	42	26	38	1,742	1,037	36	-	669	-55
Upstate	1,548	970	14	15	549	1,756	1,316	36	8	396	-12

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, March and January-March, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	March					
	Total			New Residential		
Total NY State	$258,487	$252,925	+ 2	$ 88,991	$113,738	- 22
NY City	78,083	79,185	- 1	40,818	35,772	+ 14
Suburban NYC[1]	61,796	83,777	- 26	21,983	37,831	- 42
Upstate	118,608	89,963	+ 32	26,190	40,135	- 35
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$104,829	$ 83,820	+ 25	$ 64,667	$ 55,367	+ 17
NY City	23,528	31,158	- 24	13,737	12,255	+ 12
Suburban NYC[1]	24,879	31,635	- 21	14,934	14,311	+ 4
Upstate	56,422	21,027	+168	35,996	28,801	+ 25
	January-March					
	Total			New Residential		
Total NY State	$749,253	$698,045	+ 7	$197,916	$216,741	- 9
NY City	369,102	340,435	+ 8	86,980	69,257	+ 26
Suburban NYC[1]	139,494	170,489	- 18	47,877	73,482	- 35
Upstate	240,657	187,121	+ 29	63,059	74,002	- 15
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$254,178	$344,445	- 26	$297,159	$136,859	+117
NY City	107,822	231,945	- 54	174,300	39,233	x
Suburban NYC[1]	50,601	59,854	- 15	41,016	37,153	+ 10
Upstate	95,755	52,646	+ 82	81,843	60,473	+ 35

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, March and January-March, 1982 and 1981

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	March, 1982[2]					March, 1981[2]					
Total NY City	858	57	52	45	704	1,658	76	92	24	1,466	- 48
The Bronx	18	2	16	-	-	6	6	-	-	-	+200
Brooklyn	103	1	8	6	88	151	-	8	3	140	- 32
Manhattan	457	-	-	-	457	1,285	-	-	-	1,285	- 64
Queens	202	-	4	39	159	115	7	46	21	41	+ 76
Staten Island	78	54	24	-	-	101	63	38	-	-	- 23
	January-March, 1982[2]					January-March, 1981[2]					
Total NY City	2,256	218	96	87	1,885	2,837	163	292	73	2,309	- 20
The Bronx	22	2	20	-	-	25	7	-	18	-	- 12
Brooklyn	420	21	12	6	381	382	1	18	9	354	+ 10
Manhattan	927	-	-	-	927	1,713	-	-	-	1,713	- 46
Queens	478	7	20	81	370	222	11	100	46	65	+115
Staten Island	409	188	44	-	177	495	144	174	-	177	- 17

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, March and January-March, 1982 and 1981
(in thousands)

Borough	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	March					
	Total			New Residential		
Total NY City	$ 78,083	$ 79,185	- 1	$ 40,818	$35,772	+ 14
The Bronx	820	3,166	- 74	445	123	+262
Brooklyn	6,226	8,936	- 30	3,000	3,138	- 4
Manhattan	57,145	56,520	+ 1	31,490	27,026	+ 17
Queens	6,568	7,260	- 10	3,542	2,666	+ 33
Staten Island	7,324	3,303	+122	2,341	2,819	- 17
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$ 23,528	$ 31,158	- 24	$ 13,737	$12,255	+ 12
The Bronx	125	-	x	250	3,043	- 92
Brooklyn	950	910	+ 4	2,276	4,888	- 53
Manhattan	15,911	27,496	- 42	9,744	1,998	x
Queens	1,762	2,506	- 30	1,264	2,088	- 39
Staten Island	4,780	246	x	203	238	- 15
	January-March					
	Total			New Residential		
Total NY City	$369,102	$340,435	+ 8	$ 86,980	$ 69,257	+ 26
The Bronx	2,924	12,037	- 76	565	604	- 6
Brooklyn	49,082	65,909	- 26	15,444	5,693	+171
Manhattan	274,558	225,928	+ 22	46,810	49,891	- 6
Queens	28,868	26,855	+ 7	17,314	4,346	+298
Staten Island	13,670	9,706	+ 41	6,847	8,723	- 22
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$107,822	$231,945	- 54	$174,300	$ 39,233	x
The Bronx	175	1,002	- 83	2,184	10,431	- 79
Brooklyn	28,568	52,819	- 46	5,070	7,397	- 31
Manhattan	70,134	158,566	- 56	157,614	17,471	x
Queens	3,751	19,197	- 80	7,803	3,312	+136
Staten Island	5,194	361	x	1,629	622	+162

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City1/, March and January-March, 1982 and 1981

County	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change (Total
	March, 19822/					March, 19812/					
Total Suburban NY City	383	333	16	26	8	866	401	16	-	449	-56
Nassau	89	85	4	-	-	79	75	4	-	-	+13
Rockland	54	22	6	26	-	108	36	-	-	72	-50
Suffolk	147	139	-	-	8	266	215	4	-	47	-45
Westchester	93	87	6	-	-	413	75	8	-	330	-77
	January-March, 19822/					January-March, 19812/					
Total Suburban NY City	783	677	42	26	38	1,742	1,037	36	-	669	-55
Nassau	162	140	22	-	-	427	264	8	-	155	-62
Rockland	79	43	10	26	-	136	62	2	-	72	-42
Suffolk	346	334	4	-	8	548	424	12	-	112	-37
Westchester	196	160	6	-	30	631	287	14	-	330	-69

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], March and January-March, 1982 and 1981 (in thousands)

County	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	March					
	Total			New Residential		
Total Suburban NY City	$ 61,796	$ 83,777	- 26	$21,983	$37,831	-42
Nassau	15,612	34,402	- 55	4,359	6,966	-37
Rockland	5,781	4,634	+ 25	2,341	2,884	-19
Suffolk	25,161	22,298	+ 13	7,413	11,634	-36
Westchester	15,242	22,443	- 32	7,870	16,347	-52
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 24,879	$ 31,635	- 21	$14,934	$14,311	+ 4
Nassau	5,527	21,794	- 75	5,726	5,642	+ 1
Rockland	2,801	795	+252	639	955	-33
Suffolk	12,973	6,759	+ 92	4,775	3,905	+22
Westchester	3,578	2,287	+ 56	3,794	3,809	..
	January-March					
	Total			New Residential		
Total Suburban NY City	$139,494	$170,489	- 18	$47,877	$73,482	-35
Nassau	42,622	66,490	- 36	10,189	20,959	-51
Rockland	8,745	8,640	+ 1	3,820	4,278	-11
Suffolk	48,756	48,519	..	17,971	21,960	-18
Westchester	39,371	46,840	- 16	15,897	26,285	-40
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 50,601	$ 59,854	- 15	$41,016	$37,153	+10
Nassau	12,092	31,827	- 62	20,341	13,704	+48
Rockland	3,024	1,897	+ 59	1,901	2,465	-23
Suffolk	21,025	16,762	+ 25	9,760	9,797	..
Westchester	14,460	9,368	+ 54	9,014	11,187	-19

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate6/, March, 1982 and 1981

Area	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change) (Total)
	March, 19822/					March, 19812/					
Total Upstate	559	509	14	-	36	955	749	14	8	184	-41
East Central	114	112	2	-	-	231	221	6	4	-	-51
Albany	24	22	2	-	-	82	78	4	-	-	-71
Binghamton	7	7	-	-	-	11	11	-	-	-	-36
Syracuse	71	71	-	-	-	95	91	-	4	-	-25
Remainder	12	12	-	-	-	43	41	2	-	-	-72
Mid-Hudson	128	128	-	-	-	218	116	6	-	96	-41
Poughkeepsie	22	22	-	-	-	44	44	-	-	-	-50
Remainder	106	106	-	-	-	174	72	6	-	96	-39
Northern and Mohawk Valley	23	19	4	-	-	50	26	-	-	24	-54
Utica	13	9	4	-	-	33	9	-	-	24	-61
Remainder	10	10	-	-	-	17	17	-	-	-	-41
Western	294	250	8	-	36	456	386	2	4	64	-36
Buffalo	81	79	2	-	-	213	149	-	-	64	-65
Elmira	1	1	-	-	-	1	1	-	-	-	..
Rochester	195	155	4	-	36	198	192	2	4	-	- 2
Remainder	17	15	2	-	-	44	44	-	-	-	-61

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-March, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-March, 1982[2]					January-March, 1981[2]					
Total Upstate	1,548	970	14	15	549	1,756	1,316	36	8	396	- 12
East Central	347	172	2	15	158	525	413	22	4	86	- 34
Albany	106	41	2	15	48	163	133	8	-	22	- 35
Binghamton	16	16	-	-	-	37	25	-	-	12	- 57
Syracuse	207	97	-	-	110	221	183	12	4	22	- 6
Remainder	18	18	-	-	-	104	72	2	-	30	- 83
Mid-Hudson	216	216	-	-	-	302	186	8	-	108	- 28
Poughkeepsie	43	43	-	-	-	59	59	-	-	-	- 27
Remainder	173	173	-	-	-	243	127	8	-	108	- 29
Northern and Mohawk Valley	167	83	4	-	80	70	44	2	-	24	+139
Utica	99	15	4	-	80	43	17	2	-	24	+130
Remainder	68	68	-	-	-	27	27	-	-	-	+152
Western	818	499	8	-	311	859	673	4	4	178	- 5
Buffalo	166	154	2	-	10	315	249	2	-	64	- 47
Elmira	5	5	-	-	-	2	2	-	-	-	+150
Rochester	480	305	4	-	171	400	363	2	4	31	+ 20
Remainder	167	35	2	-	130	142	59	-	-	83	+ 18

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate6/, March, 1982 and 1981

(in thousands)

Area	19822/	19812/	Percent Change	19822/	19812/	Percent Change
	March					
	Total			New Residential		
Total Upstate	$118,608	$89,963	+ 32	$26,190	$40,135	- 35
East Central	48,715	22,864	+113	5,337	9,305	- 43
Albany	6,941	10,483	- 34	1,276	4,229	- 70
Binghamton	11,595	4,053	+186	437	409	+ 7
Syracuse	24,899	4,789	x	3,323	3,231	+ 3
Remainder	5,280	3,539	+ 49	301	1,436	- 79
Mid-Hudson	14,884	13,503	+ 10	4,753	6,772	- 30
Poughkeepsie	5,780	4,431	+ 30	1,055	2,036	- 48
Remainder	9,104	9,072	..	3,698	4,736	- 22
Northern and Mohawk Valley	1,750	6,911	- 75	652	1,030	- 37
Utica	826	4,828	- 83	462	507	- 9
Remainder	924	2,083	- 56	190	523	- 64
Western	53,259	46,685	+ 14	15,448	23,028	- 33
Buffalo	11,736	18,722	- 37	4,209	8,846	- 52
Elmira	952	812	+ 17	44	50	- 12
Rochester	35,678	19,181	+ 86	10,359	12,368	- 16
Remainder	4,893	7,970	- 39	836	1,764	- 53
	New Non-Residential4/			Additions and Alterations		
Total Upstate	$ 56,422	$21,027	+168	$35,996	$28,801	+ 25
East Central	28,106	7,044	+299	15,272	6,515	+134
Albany	2,022	4,075	- 50	3,643	2,179	+ 67
Binghamton	2,863	1,591	+ 80	8,295	2,052	x
Syracuse	19,501	655	x	2,075	903	+130
Remainder	3,720	722	x	1,259	1,381	- 9
Mid-Hudson	3,677	1,729	+113	6,454	5,002	+ 29
Poughkeepsie	1,977	291	x	2,748	2,104	+ 31
Remainder	1,700	1,438	+ 18	3,706	2,898	+ 28
Northern and Mohawk Valley	114	2,718	- 96	984	3,163	- 69
Utica	67	2,118	- 97	297	2,203	- 87
Remainder	47	600	- 92	687	960	- 28
Western	24,525	9,536	+157	13,286	14,121	- 6
Buffalo	2,255	3,417	- 34	5,272	6,459	- 18
Elmira	690	195	+254	218	567	- 62
Rochester	18,563	2,371	x	6,756	4,442	+ 52
Remainder	3,017	3,553	- 15	1,040	2,653	- 61

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-March, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January-March					
	Total			New Residential		
Total Upstate	$240,657	$187,121	+ 29	$63,059	$74,002	- 15
East Central	93,270	49,494	+ 88	11,265	19,485	- 42
Albany	16,391	21,284	- 23	4,298	7,864	- 45
Binghamton	30,606	6,612	x	952	1,346	- 29
Syracuse	37,082	14,194	+161	5,226	6,956	- 25
Remainder	9,191	7,404	+ 24	789	3,319	- 76
Mid-Hudson	26,162	22,093	+ 18	8,494	9,954	- 15
Poughkeepsie	10,970	7,030	+ 56	2,010	2,722	- 26
Remainder	15,192	15,063	+ 1	6,484	7,232	- 10
Northern and Mohawk Valley	10,020	11,766	- 15	6,418	1,812	+254
Utica	4,568	7,209	- 37	3,963	916	x
Remainder	5,452	4,557	+ 20	2,455	896	+174
Western	111,205	103,768	+ 7	36,882	42,751	- 14
Buffalo	23,015	35,763	- 37	8,426	14,197	- 41
Elmira	1,372	1,483	- 7	199	100	+ 99
Rochester	75,426	49,423	+ 53	23,580	23,206	+ 2
Remainder	11,392	17,099	- 33	4,677	5,248	- 11
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 95,755	$ 52,646	+ 82	$81,843	$60,473	+ 35
East Central	39,359	11,569	+240	42,646	18,440	+131
Albany	4,368	6,317	- 31	7,725	7,103	+ 9
Binghamton	3,648	1,659	+120	26,006	3,607	x
Syracuse	25,862	2,580	x	5,994	4,658	+ 29
Remainder	5,481	1,013	x	2,921	3,072	- 5
Mid-Hudson	5,929	3,995	+ 48	11,739	8,144	+ 44
Poughkeepsie	3,610	1,137	+218	5,350	3,171	+ 69
Remainder	2,319	2,858	- 19	6,389	4,973	+ 28
Northern and Mohawk Valley	734	3,636	- 80	2,868	6,318	- 55
Utica	112	2,279	- 95	493	4,014	- 88
Remainder	622	1,357	- 54	2,375	2,304	+ 3
Western	49,733	33,446	+ 49	24,590	27,571	- 11
Buffalo	5,051	11,222	- 55	9,538	10,344	- 8
Elmira	705	371	+ 90	468	1,012	- 54
Rochester	40,179	17,814	+126	11,667	8,403	+ 39
Remainder	3,798	4,039	- 6	2,917	7,812	- 63

(See Footnotes, Preceding Page 1)

11/29/82 S5760-1 A

NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, APRIL, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	APRIL		
	1982	1981	Percent Change
New Residential	2,497	3,350	-25
New York City	554	1,362	-59
Suburban New York City	756	802	- 6
Upstate	1,187	1,186	..
Dollar Value of All Construction (in thousands)	$475,490	$364,683	+30
New York City	246,641	135,639	+82
Suburban New York City	99,454	87,442	+14
Upstate	129,395	141,602	- 9

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
ONE FAMILY HOUSES		
New York City		
Staten Island	217	$ 4,428
APARTMENT HOUSES, including three and four family houses		
Islip	150	5,503
New York City		
Manhattan	165*	5,634
Troy	100	3,121

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES,RELIGIOUS		
Hempstead (Town)	1	$ 615
Kent	1	750
HOSPITALS, INSTITUTIONAL		
Buffalo	1	1,900
Rouses Point	1	2,100
HOTELS, MOTELS		
DeWitt	1	1,265
Garden City	1	20,000
INDUSTRIAL		
East Fishkill	2	4,750
Hempstead (Town)	1	900
Niagara Falls	1	1,421
Olean (Town)	1	1,700
Oyster Bay	1	3,080
Rochester	1	618
Rouses Point	1	800
OFFICES, PROFESSIONAL		
Hempstead (Town)	1	750
New York City		
Manhattan	3	202,083
Queens	2	4,000
North Castle	1	1,354
Orangetown	2	4,069
Yonkers	1	3,000

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*Includes conversion of three non-residential buildings to 37 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONTINUED)

Type of Building and Community	Number of Buildings	Cost (in thousands)
PUBLIC WORKS, UTILITIES		
Southeast	1	$ 860
Watertown (Town)	1	2,000
STORES, MERCANTILE		
Amherst	1	1,000
New York City		
Manhattan	1	13,500
Rochester	1	589
Wappinger	1	600
OTHER NON-RESIDENTIAL BUILDINGS		
Babylon (Town)	1	1,158

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
New York City		
The Bronx	1	$ 515
HOSPITALS, INSTITUTIONAL		
Hempstead (Town)	1	1,400
New York City		
Brooklyn	1	3,000
Manhattan	1	750
HOTELS, MOTELS		
Salina	1	1,140
INDUSTRIAL		
Mount Pleasant	1	779
New York City		
Brooklyn	1	1,200
Union	1	750
OFFICES, PROFESSIONAL		
New York City		
Manhattan	2	2,879
STORES, MERCANTILE		
Binghamton (City)	1	600

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (4 mos.)...	9,685	4,199	2,544	2,942
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545
1982 2/	Total (4 mos.)...	7,084	2,810	1,539	2,735
	January	1,383	815	156	412
	February	1,404	583	244	577
	March	1,800	858	383	559
	April..................	2,497	554	756	1,187

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (4 mos.)...	1,062,728	476,074	257,931	328,723
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	Total (4 mos)...	1,224,743	615,743	238,948	370,052
	January..............	314,289	229,780	27,566	56,943
	February............	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608
	April	475,490	246,641	99,454	129,395

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (4 mos.)...	1,062,728	320,422	511,492	220,814
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August................	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October..............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562
1982 2/	Total (4 mos.)...	1,224,743	301,886	563,804	359,053
	January...............	314,289	54,474	85,257	174,558
	February............	176,477	54,451	64,092	57,934
	March.................	258,487	88,991	104,829	64,667
	April..................	475,490	103,970	309,626	61,894

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, April and January-April, 1982 and 1981

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	April, 1982[2]					April, 1981[2]					
Total NY State	2,497	1,458	138	49	852	3,350	1,634	106	66	1,544	-25
NY City	554	235	102	22	195	1,362	119	66	52	1,125	-59
Suburban NYC[1]	756	450	18	4	284	802	458	20	-	324	- 6
Upstate	1,187	773	18	23	373	1,186	1,057	20	14	95	..
	January-April, 1982[2]					January-April, 1981[2]					
Total NY State	7,084	3,323	290	177	3,294	9,685	4,150	470	147	4,918	-27
NY City	2,810	453	198	109	2,050	4,199	282	358	125	3,434	-33
Suburban NYC[1]	1,539	1,127	60	30	322	2,544	1,495	56	-	993	-40
Upstate	2,735	1,743	32	38	922	2,942	2,373	56	22	491	- 7

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, April and January-April, 1982 and 1981 (in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	April					
	Total			New Residential		
Total NY State	$ 475,490	$ 364,683	+ 30	$103,970	$113,681	- 9
NY City	246,641	135,639	+ 82	13,743	27,628	- 50
Suburban NYC[1/]	99,454	87,442	+ 14	34,467	34,230	+ 1
Upstate	129,395	141,602	- 9	55,760	51,823	+ 8
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 309,626	$ 167,047	+ 85	$ 61,894	$ 83,955	- 26
NY City	220,682	76,475	+189	12,216	31,536	- 61
Suburban NYC[1/]	46,173	32,643	+ 41	18,814	20,569	- 9
Upstate	42,771	57,929	+ 26	30,864	31,850	- 3
	January-April					
	Total			New Residential		
Total NY State	$1,224,743	$1,062,728	+ 15	$301,886	$330,422	- 9
NY City	615,743	476,074	+ 29	100,723	96,885	+ 4
Suburban NYC[1/]	238,948	257,931	- 7	82,344	107,712	- 24
Upstate	370,052	328,723	+ 13	118,819	125,825	- 6
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 563,804	$ 511,492	+ 10	$359,053	$220,814	+ 63
NY City	328,504	308,420	+ 7	186,516	70,769	+164
Suburban NYC[1/]	96,774	92,497	+ 5	59,830	57,722	+ 4
Upstate	138,526	110,575	+ 25	112,707	92,323	+ 22

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, April and January-April, 1982 and 1981

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	April, 1982[2]					April, 1981[2]					
Total NY City	554	235	102	22	195	1,362	119	66	52	1,125	-59
The Bronx	6	2	4	-	-	247	24	-	4	219	-98
Brooklyn	27	-	2	13	12	22	-	10	12	-	+23
Manhattan	165	-	-	-	165	748	11	-	-	737	-78
Queens	105	6	72	9	18	83	2	12	36	33	+27
Staten Island	251	227	24	-	-	262	82	44	-	136	- 4
	January-April, 1982[2]					January-April, 1981[2]					
Total NY City	2,810	453	198	109	2,050	4,199	282	358	125	3,434	-33
The Bronx	28	4	24	-	-	272	31	-	22	219	-90
Brooklyn	447	21	14	19	393	404	1	28	21	354	+11
Manhattan	1,092	-	-	-	1,092	2,461	11	-	-	2,450	-56
Queens	583	13	92	90	388	305	13	112	82	98	+91
Staten Island	660	415	68	-	177	757	226	218	-	313	-13

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, April and January-April, 1982 and 1981 (in thousands)

Borough	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
			April			
	Total			New Residential		
Total NY City	$246,641	$135,639	+ 82	$ 13,743	$27,628	- 50
The Bronx	1,377	15,998	- 91	190	9,274	- 98
Brooklyn	6,098	36,650	- 83	811	858	- 5
Manhattan	226,756	69,047	+228	5,634	11,560	- 51
Queens	7,302	9,100	- 20	2,270	1,551	+ 46
Staten Island	5,108	4,844	+ 5	4,838	4,385	+ 10
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$220,682	$ 76,475	+189	$ 12,216	$31,536	- 61
The Bronx	102	-	x	1,085	6,724	- 84
Brooklyn	6	26,370	- 99	5,281	9,422	- 44
Manhattan	216,208	49,754	x	4,914	7,733	- 36
Queens	4,358	183	x	674	7,366	- 91
Staten Island	8	168	- 95	262	291	- 10
			January-April			
	Total			New Residential		
Total NY City	$615,743	$476,074	+ 29	$100,723	$96,885	+ 4
The Bronx	4,301	28,035	- 85	755	9,878	- 92
Brooklyn	55,180	102,559	- 46	16,255	6,551	+148
Manhattan	501,314	294,975	+ 70	52,444	61,451	- 15
Queens	36,170	35,955	+ 1	19,584	5,897	+232
Staten Island	18,778	14,550	+ 29	11,685	13,108	+ 11
	New Non-Residential[4]			Additions and Alterations		
Total NY City	$328,504	$308,420	+ 7	$186,516	$70,769	+164
The Bronx	277	1,002	- 72	3,269	17,155	- 81
Brooklyn	28,574	79,189	- 64	10,351	16,819	- 38
Manhattan	286,342	208,320	+ 37	162,528	25,204	x
Queens	8,109	19,380	- 58	8,477	10,678	- 21
Staten Island	5,202	529	x	1,891	913	+107

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], April and January-April, 1982 and 1981

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	April, 1982[2/]					April, 1981[2/]					
Total Suburban NY City	756	450	18	4	284	802	458	20	-	324	- 6
Nassau	95	89	6	-	-	317	120	12	-	185	- 70
Rockland	122	38	-	-	84	43	43	-	-	-	+184
Suffolk	360	208	2	-	150	210	208	2	-	-	+ 71
Westchester	179	115	10	4	50	232	87	6	-	139	- 23
	January-April, 1982[2/]					January-April, 1981[2/]					
Total Suburban NY City	1,539	1,127	60	30	322	2,544	1,495	56	-	993	- 40
Nassau	257	229	28	-	-	744	384	20	-	340	- 65
Rockland	201	81	10	26	84	179	105	2	-	72	+ 12
Suffolk	706	542	6	-	158	758	632	14	-	112	- 7
Westchester	375	275	16	4	80	863	374	20	-	469	- 57

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], April and January-April, 1982 and 1981
(In thousands)

County	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	April					
	Total			New Residential		
Total Suburban NY City	$ 99,454	$ 87,442	+ 14	$34,467	$ 34,230	+ 1
Nassau	39,434	28,573	+ 38	6,156	11,502	-46
Rockland	9,886	4,454	+122	3,310	2,284	+45
Suffolk	28,411	17,719	+ 60	15,485	9,937	+56
Westchester	21,723	36,696	- 41	9,516	10,507	- 9
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 46,173	$ 32,643	+ 41	$18,814	$ 20,569	- 9
Nassau	26,087	9,580	+172	7,191	7,491	- 4
Rockland	5,322	585	x	1,254	1,585	-21
Suffolk	8,572	3,417	+151	4,354	4,365	..
Westchester	6,192	19,061	- 68	6,015	7,128	-16
	January-April					
	Total			New Residential		
Total Suburban NY City	$238,948	$257,931	- 7	$82,344	$107,712	-24
Nassau	82,056	95,063	- 14	16,345	32,461	-50
Rockland	18,631	13,094	+ 42	7,130	6,562	+ 9
Suffolk	77,167	66,238	+ 16	33,456	31,897	+ 5
Westchester	61,094	83,536	- 27	25,413	36,792	-31
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 96,774	$ 92,497	+ 5	$59,830	$ 57,722	+ 4
Nassau	38,179	41,407	- 8	27,532	21,195	+30
Rockland	8,346	2,482	+236	3,155	4,050	-22
Suffolk	29,597	20,179	+ 47	14,114	14,162	..
Westchester	20,652	28,429	- 27	15,029	18,315	-18

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], April, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	April, 1982[2]					April, 1981[2]					
Total Upstate	1,187	773	18	23	373	1,186	1,057	20	14	95	..
East Central	374	240	10	12	112	390	361	8	8	13	- 4
Albany	171	61	6	4	100	193	170	6	4	13	- 11
Binghamton	31	21	2	8	-	27	25	2	-	-	+ 15
Syracuse	117	117	-	-	-	115	-	-	-	-	+ 2
Remainder	55	41	2	-	12	55	51	-	4	-	..
Mid-Hudson	163	157	2	4	-	277	198	2	-	77	- 41
Poughkeepsie	59	59	-	-	-	127	55	-	-	72	- 54
Remainder	104	98	2	4	-	150	143	2	-	5	- 31
Northern and Mohawk Valley	259	27	-	-	232	89	82	4	3	-	+191
Utica	21	21	-	-	-	20	20	-	-	-	+ 5
Remainder	238	6	-	-	232	69	62	4	3	-	+245
Western	391	349	6	7	29	430	416	6	3	5	- 9
Buffalo	134	105	2	3	24	130	126	4	-	-	+ 3
Elmira	13	13	-	-	-	8	6	2	-	-	+ 63
Rochester	202	193	4	-	5	237	229	-	3	5	- 15
Remainder	42	38	-	4	-	55	55	-	-	-	- 24

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-April, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-April, 1982[2]					January-April, 1981[2]					
Total Upstate	2,735	1,743	32	38	922	2,942	2,373	56	22	491	- 7
East Central	721	412	12	27	270	915	774	30	12	99	- 21
Albany	277	102	8	19	148	356	303	14	4	35	- 22
Binghamton	47	37	2	8	-	64	50	2	-	12	- 27
Syracuse	324	214	-	-	110	336	298	12	4	22	- 4
Remainder	73	59	2	-	12	159	123	2	4	30	- 54
Mid-Hudson	379	373	2	4	-	579	384	10	-	185	- 35
Poughkeepsie	102	102	-	-	-	186	114	-	-	72	- 45
Remainder	277	271	2	4	-	393	270	10	-	113	- 30
Northern and Mohawk Valley	426	110	4	-	312	159	126	6	3	24	+168
Utica	120	36	4	-	80	63	37	2	-	24	+ 90
Remainder	306	74	-	-	232	96	89	4	3	-	+219
Western	1,209	848	14	7	340	1,289	1,089	10	7	183	- 6
Buffalo	300	259	4	3	34	445	375	6	-	64	- 33
Elmira	18	18	-	-	-	10	8	2	-	-	+ 80
Rochester	682	498	8	-	176	637	592	2	7	36	+ 7
Remainder	209	73	2	4	130	197	114	-	-	83	+ 6

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], April, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	April					
	Total			New Residential		
Total Upstate	$129,395	$141,602	- 9	$55,760	$51,823	+ 8
East Central	35,308	46,596	- 24	14,556	16,025	- 9
Albany	12,246	18,498	- 34	6,444	8,335	- 23
Binghamton	4,291	4,514	- 5	1,254	1,045	+ 20
Syracuse	14,677	17,163	- 14	4,622	4,510	+ 2
Remainder	4,094	6,421	- 36	2,236	2,135	+ 5
Mid-Hudson	20,366	21,579	- 6	6,484	10,982	- 41
Poughkeepsie	9,143	6,873	+ 33	2,301	4,350	- 47
Remainder	11,223	14,706	- 24	4,183	6,632	- 37
Northern and Mohawk Valley	25,055	8,626	+190	15,459	2,997	x
Utica	2,722	2,485	+ 10	706	486	+ 45
Remainder	22,333	6,141	+264	14,753	2,511	x
Western	48,666	64,801	- 25	19,261	21,819	- 12
Buffalo	17,589	23,366	- 25	5,358	7,007	- 24
Elmira	1,081	909	+ 19	661	194	+241
Rochester	20,693	30,922	- 33	11,340	12,830	- 12
Remainder	9,303	9,604	- 3	1,902	1,788	+ 6
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 42,771	$ 57,929	- 26	$30,864	$31,850	- 3
East Central	7,846	21,524	- 64	12,906	9,047	+ 43
Albany	2,340	5,720	- 59	3,462	4,443	- 22
Binghamton	637	2,627	- 76	2,400	842	+185
Syracuse	3,830	10,047	- 62	6,225	2,606	+139
Remainder	1,039	3,130	- 67	819	1,156	- 29
Mid-Hudson	9,817	6,897	+ 42	4,065	3,700	+ 10
Poughkeepsie	5,739	1,759	+226	1,103	764	+ 44
Remainder	4,078	5,138	- 21	2,962	2,936	+ 1
Northern and Mohawk Valley	8,194	3,007	+172	1,402	2,622	- 47
Utica	1,683	527	+219	333	1,472	- 77
Remainder	6, 511	2,480	+163	1,069	1,150	- 7
Western	16,914	26,501	- 36	12,491	16,481	- 24
Buffalo	6,449	7,399	- 13	5,782	8,960	- 35
Elmira	208	148	+ 41	212	567	- 63
Rochester	5,482	14,439	- 62	3,871	3,653	+ 6
Remainder	4,775	4,515	+ 6	2,626	3,301	- 20

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-April, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	January-April					
	Total			New Residential		
Total Upstate	$370,052	$328,723	+ 13	$118,819	$125,825	- 6
East Central	128,578	96,090	+ 34	25,821	35,510	- 27
Albany	28,637	39,782	- 28	10,742	16,199	- 34
Binghamton	34,897	11,126	+214	2,206	2,391	- 8
Syracuse	51,759	31,357	+ 65	9,848	11,466	- 14
Remainder	13,285	13,825	- 4	3,025	5,454	- 45
Mid-Hudson	46,528	43,672	+ 7	14,978	20,936	- 28
Poughkeepsie	20,113	13,903	+ 45	4,311	7,072	- 39
Remainder	26,415	29,769	- 11	10,667	13,864	- 23
Northern and Mohawk Valley	35,075	20,392	+ 72	21,877	4,809	x
Utica	7,290	9,694	- 25	4,669	1,402	+233
Remainder	27,785	10,698	+160	17,208	3,407	x
Western	159,871	168,569	- 5	56,143	64,570	- 13
Buffalo	40,604	59,129	- 31	13,784	21,204	- 35
Elmira	2,453	2,392	+ 3	860	294	+193
Rochester	96,119	80,345	+ 20	34,920	36,036	- 3
Remainder	20,695	26,703	- 22	6,579	7,036	- 6
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$138,526	$110,575	+ 25	$112,707	$ 92,323	+ 22
East Central	47,205	33,093	+ 43	55,552	27,487	+102
Albany	6,708	12,037	- 44	11,187	11,546	- 3
Binghamton	4,285	4,286	..	28,406	4,449	x
Syracuse	29,692	12,627	+135	12,219	7,264	+ 68
Remainder	6,520	4,143	+ 57	3,740	4,228	- 12
Mid-Hudson	15,746	10,892	+ 45	15,804	11,844	+ 3
Poughkeepsie	9,349	2,986	+223	6,453	3,935	+ 64
Remainder	6,397	7,996	- 20	9,351	7,909	+ 18
Northern and Mohawk Valley	8,928	6,643	+ 34	4,270	8,940	- 52
Utica	1,795	2,806	- 36	826	5,486	- 85
Remainder	7,133	3,837	+ 86	3,444	3,454	..
Western	66,647	59,947	+ 11	37,081	44,052	- 16
Buffalo	11,500	18,621	- 38	15,320	19,304	- 21
Elmira	913	519	+ 76	680	1,579	- 57
Rochester	45,661	32,253	+ 42	15,538	12,056	+ 29
Remainder	8,573	8,554	..	5,543	11,113	- 50

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, MAY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	MAY		
	1982	1981	Percent Change
New Residential	1,941	2,947	-34
New York City	370	1,034	-64
Suburban New York City	603	684	-12
Upstate	968	1,229	-21
Dollar Value of All Construction (in thousands)	$433,518	$273,171	+59
New York City	194,306	47,284	x
Suburban New York City	93,057	105,528	-12
Upstate	146,155	120,359	+21

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
New York City		
Staten Island	141	$ 3,600

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Fairport	1	$ 1,264
Webster (Town)	1	540
HOSPITALS, INSTITUTIONAL		
Nyack	1	11,207
HOTELS, MOTELS		
Dickinson (Town)	1	500
INDUSTRIAL		
Colonie (Town)	1	2,000
East Fishkill	fd	7,300
East Syracuse	1	1,188
Orangetown	1	1,000
Rochester	1	11,200
OFFICES, PROFESSIONAL		
Brighton	1	700
Harrison	fd	2,000
Hempstead (Town)	1	9,000
Ithaca (City)	1	1,690
Mineola	1	3,500
Monroe (Village)	1	606
New York City		
Manhattan	4	161,999
North Castle	1	600
North Hempstead	2	3,350
Yonkers	1	500
PUBLIC WORKS, UTILITIES		
Greenburgh	1	600
New York City		
Staten Island	1	6,000

fd - foundation only

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
SCHOOLS, EDUCATIONAL		
Shawangunk	1	$3,500
Tarrytown	1	1,282
STORES, MERCANTILE		
Clarence	1	2,239
Clay	1	870
Greece	1	900
New York City		
Manhattan	1	1,228
STRUCTURES OTHER THAN BUILDINGS		
White Plains	1	754

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
East Greenbugh	1	$ 700
New York City		
Manhattan	1	600
HOSPITALS, INSTITUTIONAL		
New York City		
The Bronx	1	6,500
Poughkeepsie (Town)	1	945
Rochester	1	1,200
Syracuse	1	705
INDUSTRIAL		
New York City		
Queens	1	500
Painted Post	1	950
Shawangunk	1	600
OFFICES, PROFESSIONAL		
Colonie (Town)	1	500
La Grange	1	514
SCHOOLS, EDUCATIONAL		
Middleport	1	600
New York City		
Queens	1	2,500

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total..................	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (5 mos.)...	12,632	5233	3,228	4,171
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September...........	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December............	2,284	1,181	558	545
1982 2/	Total (5 mos.)...	9,025	3,180	2,142	3,703
	January	1,383	815	156	412
	February	1,404	583	244	577
	March	1,800	858	383	559
	April..................	2,497	554	756	1,187
	May....................	1,941	370	603	968

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982
(in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (5 mos.)...	1,335,899	523,358	363,459	449,082
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	Total (5 mos)...	1,658,261	810,049	332,005	516,207
	January...............	314,289	229,780	27,566	56,943
	February............	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608
	April	475,490	246,641	99,454	129,395
	May...................	433,518	194,306	93,057	146,155

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982
(in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (5 mos.)...	1,335,899	444,281	617,860	273,758
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562
1982 2/	Total (5 mos.)...	1,658,261	388,931	841,160	428,170
	January..............	314,289	54,474	85,257	174,558
	February............	176,477	54,451	64,092	57,934
	March................	258,487	88,991	104,829	64,667
	April..................	475,490	103,970	309,626	61,894
	May...................	433,518	87,045	277,356	69,117

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, May and January-May, 1982 and 1981

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	May, 1982[2]					May, 1981[2]					
Total NY State	1,941	1,519	78	97	247	2,947	1,558	184	163	1,042	-34
NY City	370	89	40	78	163	1,034	43	130	116	745	-64
Suburban NYC[1]	603	529	8	4	62	684	524	36	40	84	-12
Upstate	968	901	30	15	22	1,229	991	18	7	213	-21
	January-May, 1982[2]					January-May, 1981[2]					
Total NY State	9,025	4,842	368	274	3,541	12,632	5,708	654	310	5,960	-29
NY City	3,180	542	238	187	2,213	5,233	325	488	241	4,179	-39
Suburban NYC[1]	2,142	1,656	68	34	384	3,228	2,019	92	40	1,077	-34
Upstate	3,703	2,644	62	53	944	4,171	3,364	74	29	704	-11

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, May and January-May, 1982 and 1981 (in thousands)

Area	1981[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	May					
	Total			New Residential		
Total NY State	$ 433,518	$ 273,171	+ 59	$ 87,045	$113,859	- 24
NY City	194,306	47,284	x	8,116	23,213	- 65
Suburban NYC[1]	93,057	105,528	- 12	31,663	37,937	- 17
Upstate	146,155	120,359	+ 21	47,266	52,709	- 10
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 277,356	$ 106,368	+161	$ 69,117	$ 52,944	+ 31
NY City	169,841	11,143	x	16,349	12,928	+ 26
Suburban NYC[1]	47,677	49,791	- 4	13,717	17,800	- 23
Upstate	59,838	45,434	+ 32	39,051	22,216	+ 76
	January-May					
	Total			New Residential		
Total NY State	$1,658,261	$1,335,899	+ 24	$388,931	$444,281	- 12
NY City	810,049	523,358	+ 55	108,839	120,098	- 9
Suburban NYC[1]	332,005	363,459	- 9	114,007	145,649	- 22
Upstate	516,207	449,082	+ 15	166,085	178,534	- 7
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 841,160	$ 617,860	+ 36	$428,170	$273,758	+ 56
NY City	498,345	319,563	+ 56	202,865	83,697	+142
Suburban NYC[1]	144,451	142,288	+ 2	73,547	75,522	- 3
Upstate	198,364	156,009	+ 27	151,758	114,539	+ 32

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, May and January-May, 1982 and 1981

Borough	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	May, 1982[2]					May, 1981[2]					
Total NY City	370	89	40	78	163	1,034	43	130	116	745	-64
The Bronx	12	-	-	12	-	3	-	-	3	-	x
Brooklyn	46	1	-	45	-	76	3	-	12	61	-39
Manhattan	22	-	-	-	22	657	-	-	-	657	-97
Queens	34	3	10	21	-	135	11	10	101	13	-75
Staten Island	256	85	30	-	141	163	29	120	-	14	+57
	January-May, 1982[2]					January-May, 1981[2]					
Total NY City	3,180	542	238	187	2,213	5,233	325	488	241	4,179	-39
The Bronx	40	4	24	12	-	275	31	-	25	219	-85
Brooklyn	493	22	14	64	393	480	4	28	33	415	+ 3
Manhattan	1,114	-	-	-	1,114	3,118	11	-	-	3,107	-64
Queens	617	16	102	111	388	440	24	122	183	111	+40
Staten Island	916	500	98	-	318	920	255	338	-	327	..

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, May and January-May, 1982 and 1981 (in thousands)

Borough	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
			May			
	Total			New Residential		
Total NY City	$194,306	$ 47,284	x	$ 8,116	$ 23,213	- 65
The Bronx	7,338	3,732	+ 97	280	40	x
Brooklyn	3,793	5,747	- 34	1,140	838	+ 36
Manhattan	165,910	25,099	x	105	16,354	- 99
Queens	5,143	8,054	- 36	934	2,800	- 67
Staten Island	12,122	4,652	+161	5,657	3,181	+ 78
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$169,841	$ 11,143	x	$ 16,349	$ 12,928	+ 26
The Bronx	4	2,253	- 99	7,054	1,439	x
Brooklyn	55	-	x	2,598	4,909	- 47
Manhattan	163,227	4,501	x	2,578	4,244	- 39
Queens	335	3,550	- 91	3,874	1,704	+127
Staten Island	6,220	839	x	245	632	- 61
			January-May			
	Total			New Residential		
Total NY City	$810,049	$523,358	+ 55	$108,839	$120,098	- 9
The Bronx	11,639	31,767	- 63	1,035	9,918	- 90
Brooklyn	58,973	108,306	- 46	17,395	7,389	+135
Manhattan	667,224	320,074	+108	52,549	77,805	- 32
Queens	41,313	44,009	- 6	20,518	8,697	+136
Staten Island	30,900	19,202	+ 61	17,342	16,289	+ 6
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$498,345	$319,563	+ 56	$202,865	$ 83,697	+142
The Bronx	281	3,255	- 91	103,323	18,594	- 44
Brooklyn	28,629	79,189	- 64	12,949	21,728	- 40
Manhattan	449,569	212,821	+111	165,106	29,448	x
Queens	8,444	22,930	- 63	12,351	12,382	..
Staten Island	11,422	1,368	x	2,136	1,545	+ 38

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], May and January-May, 1982 and 1981

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	May, 1982[2]					May, 1981[2]					
Total Suburban NY City	603	529	8	4	62	684	524	36	40	84	- 12
Nassau	123	57	-	4	62	158	66	16	-	76	- 22
Rockland	149	149	-	-	-	65	57	-	-	8	+129
Suffolk	228	222	6	-	-	279	231	8	40	-	- 18
Westchester	103	101	2	-	-	182	170	12	-	-	- 43
	January-May, 1982[2]					January-May, 1981[2]					
Total Suburban NY City	2,142	1,656	68	34	384	3,228	2,019	92	40	1,077	- 34
Nassau	380	286	28	4	62	902	450	36	-	416	- 58
Rockland	350	230	10	26	84	244	162	2	-	80	+ 43
Suffolk	934	764	12	-	158	1,037	863	22	40	112	- 10
Westchester	478	376	18	4	80	1,045	544	32	-	469	- 54

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], May and January-May, 1982 and 1981 (in thousands)

County	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	May					
	Total			New Residential		
Total Suburban NY City	$ 93,057	$105,528	- 12	$ 31,663	$ 37,937	-17
Nassau	28,735	27,379	+ 5	6,131	10,893	-44
Rockland	18,805	4,738	+297	5,691	3,072	+85
Suffolk	25,503	29,531	- 14	11,067	12,137	+ 9
Westchester	20,014	43,880	- 54	8,774	11,835	-26
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 47,677	$ 49,791	- 4	$ 13,717	$ 17,800	-23
Nassau	18,051	11,084	+ 63	4,553	5,402	-16
Rockland	12,387	595	x	727	1,071	-32
Suffolk	10,086	12,340	- 18	4,350	5,054	-14
Westchester	7,153	25,772	- 72	4,087	6,273	-35
	January-May					
	Total			New Residential		
Total Suburban NY City	$332,005	$363,459	- 9	$114,007	$145,649	-22
Nassau	110,791	122,442	- 10	22,476	43,354	-48
Rockland	37,436	17,832	+110	12,821	9,634	+33
Suffolk	102,670	95,769	+ 7	44,523	44,034	+ 1
Westchester	81,108	127,416	- 36	34,187	48,627	-30
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$144,451	$142,288	+ 2	$ 73,547	$75,522	- 3
Nassau	56,230	52,491	+ 7	32,085	26,597	+21
Rockland	20,733	3,077	x	3,882	5,121	-24
Suffolk	39,683	32,519	+ 22	18,464	19,216	- 4
Westchester	27,805	54,201	- 49	19,116	24,588	-22

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate6/, May, 1982 and 1981

Area	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change) (Total)
	May, 1982 2/					May, 1981 2/					
Total Upstate	968	901	30	15	22	1,229	991	18	7	213	-21
East Central	263	242	18	3	-	336	298	10	7	21	-22
Albany	86	74	12	-	-	155	136	6	-	13	-45
Binghamton	36	34	2	-	-	29	17	-	4	8	+24
Syracuse	104	99	2	3	-	103	98	2	3	-	+ 1
Remainder	37	35	2	-	-	49	47	2	-	-	-24
Mid-Hudson	205	197	-	-	8	253	195	8	-	50	-19
Poughkeepsie	74	74	-	-	-	73	71	2	-	-	+ 1
Remainder	131	123	-	-	8	180	124	6	-	50	-27
Northern and Mohawk Valley	80	70	2	-	8	112	100	-	-	12	-29
Utica	40	40	-	-	-	34	34	-	-	-	+18
Remainder	40	30	2	-	8	78	66	-	-	12	-49
Western	420	392	10	12	6	528	398	-	-	130	-20
Buffalo	112	96	6	4	6	114	114	-	-	-	- 2
Elmira	21	21	-	-	-	19	19	-	-	-	+11
Rochester	234	228	2	4	-	346	216	-	-	130	-32
Remainder	53	47	2	4	-	49	49	-	-	-	+ 8

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate6/, January-May, 1982 and 1981

Area	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change (Total)
	January-May, 19822/					January-May, 19812/					
Total Upstate	3,703	2,644	62	53	944	4,171	3,364	74	29	704	-11
East Central	984	654	30	30	270	1,251	1,072	40	19	120	-21
Albany	363	176	20	19	148	511	439	20	4	48	-29
Binghamton	83	71	4	8	-	93	67	2	4	20	-11
Syracuse	428	313	2	3	110	439	396	14	7	22	- 3
Remainder	110	94	4	-	12	208	170	4	4	30	-47
Mid-Hudson	584	570	2	4	8	832	579	18	-	235	-30
Poughkeepsie	176	176	-	-	-	259	185	2	-	72	-32
Remainder	408	394	2	4	8	573	394	16	-	163	-29
Northern and Mohawk Valley	506	180	6	-	320	271	226	6	3	36	+87
Utica	160	76	4	-	80	97	71	2	-	24	+65
Remainder	346	104	2	-	240	174	155	4	3	12	+99
Western	1,629	1,240	24	19	346	1,817	1,487	10	7	313	-10
Buffalo	412	355	10	7	40	559	489	6	-	64	-26
Elmira	39	39	-	-	-	29	27	2	-	-	+34
Rochester	916	726	10	4	176	983	808	2	7	166	- 7
Remainder	262	120	4	8	130	246	163	-	-	83	+ 7

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-May 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
			May			
	Total			New Residential		
Total Upstate	$146,155	$120,359	+ 21	$47,266	$52,709	- 10
East Central	34,256	35,265	- 3	12,329	14,955	- 18
Albany	13,642	17,899	- 24	4,487	6,987	- 36
Binghamton	4,134	3,141	+ 32	1,897	1,256	+ 51
Syracuse	11,131	8,480	+ 31	4,247	4,317	- 2
Remainder	5,349	5,745	- 7	1,698	2,395	- 29
Mid-Hudson	31,768	13,977	+127	9,487	9,648	- 2
Poughkeepsie	14,887	4,901	+204	3,604	3,321	+ 9
Remainder	16,881	9,076	+ 86	5,883	6,327	- 7
Northern and Mohawk Valley	10,349	9,642	+ 7	2,667	3,155	- 15
Utica	3,477	4,638	- 25	1,456	1,153	+ 26
Remainder	6,872	5,004	+ 37	1,211	2,002	- 40
Western	69,782	61,475	+ 14	22,783	24,951	- 9
Buffalo	19,839	16,498	+ 20	6,196	6,246	- 1
Elmira	1,584	1,855	- 15	968	1,012	- 4
Rochester	37,616	31,679	+ 19	13,390	15,226	- 12
Remainder	10,743	11,443	- 6	2,229	2,467	- 10
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$ 59,838	$ 45,434	+ 32	$39,051	$22,216	+ 76
East Central	10,924	13,251	- 18	11,003	7,059	+ 56
Albany	3,846	7,379	- 48	5,309	3,533	+ 50
Binghamton	949	1,276	- 26	1,288	609	+111
Syracuse	4,043	2,450	+ 65	2,841	1,713	+ 66
Remainder	2,086	2,146	- 3	1,565	1,204	+ 30
Mid-Hudson	15,354	1,481	x	6,927	2,848	+143
Poughkeepsie	8,875	446	x	2,408	1,134	+112
Remainder	6,479	1,035	x	4,519	1,714	+164
Northern and Mohawk Valley	4,468	4,815	- 7	3,214	1,672	+ 92
Utica	334	2,820	- 88	1,687	665	+154
Remainder	4,134	1,995	+107	1,527	1,007	+ 52
Western	29,092	25,887	+ 12	17,907	10,637	+ 68
Buffalo	6,570	5,761	+ 14	7,073	4,491	+ 57
Elmira	335	343	- 2	281	500	- 44
Rochester	18,120	17,723	+ 42	6,106	3,730	+ 64
Remainder	4,067	7,060	- 42	4,447	1,916	+132

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-May, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	January-May					
	Total			New Residential		
Total Upstate	$516,207	$449,082	+ 15	$166,085	$178,534	- 7
East Central	162,834	131,355	+ 24	38,150	50,465	- 24
Albany	42,279	57,681	- 27	15,229	23,186	- 34
Binghamton	39,031	14,267	+174	4,103	3,647	+ 13
Syracuse	62,890	39,837	+ 58	14,095	15,783	- 11
Remainder	18,634	19,570	- 5	4,723	7,849	- 40
Mid-Hudson	$ 78,296	$ 57,649	+ 36	24,465	30,584	- 20
Poughkeepsie	35,000	18,804	+ 86	7,915	10,393	- 24
Remainder	43,296	38,845	+ 11	16,550	20,191	- 18
Northern and Mohawk Valley	45,424	30,034	+ 51	24,544	7,964	+208
Utica	10,767	14,332	- 25	6,125	2,555	+140
Remainder	34,657	15,702	+121	18,419	5,409	+241
Western	229,653	230,044	..	78,926	89,521	- 12
Buffalo	60,443	75,627	- 20	19,980	27,450	- 27
Elmira	4,037	4,247	- 5	1,828	1,306	+ 40
Rochester	133,735	112,024	+ 19	48,310	51,262	- 6
Remainder	31,438	38,146	- 18	8,808	9,503	- 7
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$198,364	$156,009	+ 27	$151,758	$114,539	+ 32
East Central	58,129	46,344	+ 25	66,555	34,546	+ 83
Albany	10,554	19,416	- 46	16,496	15,079	+ 9
Binghamton	5,234	5,562	- 6	29,694	5,058	x
Syracuse	33,735	15,077	+124	15,060	8,977	+ 68
Remainder	8,606	6,289	+ 37	5,305	5,432	- 2
Mid-Hudson	31,100	12,373	+151	22,731	14,692	+ 55
Poughkeepsie	18,224	3,342	x	8,861	5,069	+ 75
Remainder	12,876	9,031	+ 43	13,870	9,623	+ 44
Northern and Mohawk Valley	13,396	11,458	+ 17	7,484	10,612	- 29
Utica	2,129	5,626	- 62	2,513	6,151	- 59
Remainder	11,267	5,832	+ 93	4,971	4,461	+ 11
Western	95,739	85,834	+ 12	54,988	54,689	+ 1
Buffalo	18,070	24,382	- 26	22,393	23,795	- 6
Elmira	1,248	862	+ 45	961	2,079	- 54
Rochester	63,781	44,976	+ 42	21,644	15,786	+ 37
Remainder	12,640	15,614	- 19	9,990	13,029	- 23

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
**HOUSING AND
COMMUNITY
RENEWAL**

RICHARD A.
BERMAN
COMMISSIONER
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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, JUNE, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	JUNE		
	1982	1981	Percent Change
New Residential	2,553	2,782	- 8
New York City	617	752	-18
Suburban New York City	707	693	+ 2
Upstate	1,229	1,337	- 8
Dollar Value of All Construction (in thousands)	$340,641	$316,581	+ 8
New York City	41,302	50,480	-18
Suburban New York City	86,057	90,143	- 5
Upstate	213,282	175,958	+21

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1982
BASED ON BUILDING PERMITS ISSUED

	1982 Projection	1981 Total
New York State	26,000	29,850
New York City	9,000	11,060
Suburban New York City	6,500	7,396
Upstate	10,500	11,394

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregulatrities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Brookhaven	190	$ 3,890
New Rochelle	101	4,934
New York City		
The Bronx	117	5,492
Manhattan	251	13,000
Watertown (City)	151	2,515

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
New Rochelle	1	$ 2,800
HOTELS, MOTELS		
Buffalo	1	16,908
INDUSTRIAL		
Amherst	1	600
Avon (Village)	1	1,000
Buffalo	1	1,800
East Fishkill	1	1,535
Geneva (City)	1	1,050
Hamburg (Village)	1	1,100
Marion (Village)	1	575
Oyster Bay	2	1,749
Smithtown	1	500
OFFICES, PROFESSIONAL		
Albany	2	1,040
Middletown	1	1,500
Ossining (Town)	1	500
Oyster Bay	1	14,834
Rochester	1	4,636
PARKING GARAGES		
Buffalo	1	4,000
SCHOOLS, EDUCATIONAL		
Amherst	1	12,590
Ithaca (Town)	1	11,623
Troy	1	2,000
Utica	1	9,448

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
STORES, MERCANTILE		
Binghamton (City)	1	$ 4,200
Clarkstown	1	1,000
Yorktown	1	550
STRUCTURES OTHER THAN BUILDINGS		
Dolgeville	1	900
Niagara Falls	1	12,000
Oswego (City)	1	1,000

ADDITIONS ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	2	$ 6,249
HOSPITALS, INSTITUTIONAL		
New York City		
Manhattan	1	1,000
HOTELS, MOTELS		
New York City		
Manhattan	1	1,000
INDUSTRIAL		
Binghamton (City)	1	1,514
Endicott	1	700
OFFICES, PROFESSIONAL		
Rochester	1	9,338
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	1,600
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
The Bronx	1	3,500
Yonkers	1	748

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

RESEARCH AND INFORMATION BUREAU

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (6 mos.)...	15,414	5,985	3,921	5,508
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December	2,284	1,181	558	545
1982 2/	Total (6 mos.)...	11,578	3,797	2,849	4,932
	January	1,383	815	156	412
	February	1,404	583	244	577
	March	1,800	858	383	559
	April	2,497	554	756	1,187
	May	1,941	370	603	968
	June	2,553	617	707	1,229

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (6 mos.)...	1,652,480	573,838	453,602	625,040
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.................	292,744	41,171	99,759	151,814
	September..........	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November...........	222,469	24,853	82,320	115,296
	December...........	212,030	80,991	60,811	70,228
1982 2/	Total (6 mos)...	1,998,902	851,351	418,062	729,489
	January..............	314,289	229,780	27,566	56,943
	February............	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608
	April	475,490	246,641	99,454	129,395
	May....................	433,518	194,306	93,057	146,155
	June	340,641	41,302	86,057	213,282

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (6 mos.)...	1,652,480	550,285	729,312	372,883
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August...............	292,744	88,502	133,695	70,547
	September.........	339,638	146,289	118,067	75,282
	October.............	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December...........	212,030	110,079	41,389	60,562
1982 2/	Total (6 mos.)...	1,998,902	498,491	983,374	517,037
	January..............	314,289	54,474	85,257	174,558
	February............	176,477	54,451	64,092	57,934
	March................	258,487	88,991	104,829	64,667
	April..................	475,490	103,970	309,626	61,894
	May...................	433,518	87,045	277,356	69,117
	June	340,641	109,560	142,214	88,867

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, June and January-June, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	June, 1982[2]					June, 1981[2]					
Total NY State	2,553	1,348	119	78	1,008	2,782	1,534	186	353	709	- 8
NY City	617	54	96	63	404	752	79	120	342	211	-18
Suburban NYC[1]	707	399	2	7	299	693	461	18	-	214	+ 2
Upstate	1,229	895	21	8	305	1,337	994	48	11	284	- 8
	January-June, 1982[2]					January-June, 1981[2]					
Total NY State	11,578	6,190	487	352	4,549	15,414	7,242	840	663	6,669	-25
NY City	3,797	596	334	250	2,617	5,985	404	608	583	4,390	-37
Suburban NYC[1]	2,849	2,055	70	41	683	3,921	2,480	110	40	1,291	-27
Upstate	4,932	3,539	83	61	1,249	5,508	4,358	122	40	988	-10

(See Footnotes, Preceding Page 1)

Tab. - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, June and January-June, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	June					
	Total			New Residential		
Total NY State	$ 340,641	$ 316,581	+ 8	$109,560	$106,004	+ 3
NY City	41,302	50,480	-18	25,323	17,394	+46
Suburban NYC[1]	86,057	90,143	- 5	32,624	33,474	- 3
Upstate	213,282	175,958	+21	51,613	55,136	- 6
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 142,214	$ 111,452	+28	$ 88,867	$ 99,125	-10
NY City	1,087	6,905	-84	14,892	26,181	-43
Suburban NYC[1]	31,178	24,980	+25	22,255	31,689	-30
Upstate	109,949	79,567	+38	51,720	41,255	+25
	January-June					
	Total			New Residential		
Total NY State	$1,998,902	$1,652,480	+21	$498,491	$550,285	- 9
NY City	851,351	573,838	+48	134,162	137,492	- 2
Suburban NYC[1]	418,062	453,602	- 8	146,631	179,123	-18
Upstate	729,489	625,040	+17	217,698	233,670	- 7
	New Non-Residential[4]			Additions and Alterations		
Total NY State	$ 983,374	$ 729,312	+35	$517,037	$372,883	+39
NY City	499,432	326,468	+53	217,757	109,878	+98
Suburban NYC[1]	175,629	167,268	+ 5	95,802	107,211	-11
Upstate	308,313	235,576	+31	203,478	155,794	+31

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, June and January-June, 1982 and 1981

Borough	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Total	One Family	Two Family5/	Three or Four Family	Five or More Family	Percent Change (Total)
	June, 19822/					June, 19812/					
Total NY City	617	54	96	63	404	752	79	120	342	211	- 18
The Bronx	123	-	-	6	117	11	1	10	-	-	x
Brooklyn	1	1	-	-	-	56	2	2	15	37	- 98
Manhattan	251	-	-	-	251	96	-	-	-	96	+161
Queens	89	6	6	57	20	425	3	20	324	78	- 79
Staten Island	153	47	90	-	16	164	73	88	3	-	- 7
	January-June, 19822/					January-June, 19812/					
Total NY City	3,797	596	334	250	2,617	5,985	404	608	583	4,390	- 37
The Bronx	163	4	24	18	117	286	32	10	25	219	- 43
Brooklyn	494	23	14	64	393	536	6	30	48	452	- 8
Manhattan	1,365	-	-	-	1,365	3,214	11	-	-	3,203	- 58
Queens	706	22	108	168	408	865	27	142	507	189	- 18
Staten Island	1,069	547	188	-	334	1,084	328	426	3	327	- 1

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, June and January-June, 1982 and 1981 (in thousands)

Borough	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
			June			
	Total			New Residential		
Total NY City	$ 41,302	$ 50,480	- 18	$ 25,323	$ 17,394	+ 46
The Bronx	9,631	1,483	x	5,641	375	x
Brooklyn	2,914	20,063	- 85	75	1,610	- 95
Manhattan	20,873	10,187	+105	13,000	2,650	x
Queens	3,655	14,812	- 75	2,646	9,095	- 71
Staten Island	4,229	3,935	+ 7	3,961	3,664	+ 8
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 1,087	$ 6,905	- 84	$ 14,892	$ 26,181	- 43
The Bronx	7	-	x	3,983	1,108	+259
Brooklyn	303	2,699	- 89	2,536	15,754	- 84
Manhattan	220	1	x	7,653	7,536	+ 2
Queens	477	4,131	- 88	532	1,586	- 66
Staten Island	80	74	+ 8	188	197	- 5
			January-June			
	Total			New Residential		
Total NY City	$851,351	$573,838	+ 48	$134,162	$137,492	- 2
The Bronx	21,270	33,250	- 36	6,676	10,293	- 35
Brooklyn	61,887	128,369	- 52	17,470	8,999	+ 94
Manhattan	688,097	330,261	+108	65,549	80,455	- 19
Queens	44,968	58,821	- 24	23,164	17,792	+ 30
Staten Island	35,129	23,137	+ 52	21,303	19,953	+ 7
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$499,432	$326,468	+ 53	$217,757	$109,878	+ 98
The Bronx	288	3,255	- 91	14,306	19,702	- 27
Brooklyn	28,932	81,888	- 65	15,485	37,482	- 59
Manhattan	449,789	212,822	+111	172,759	36,984	x
Queens	8,921	27,061	- 67	12,883	13,968	- 8
Staten Island	11,502	1,442	x	2,324	1,742	+ 33

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], June and January-June, 1982 and 1981

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	June, 1982[2]					June, 1981[2]					
Total Suburban NY City	707	399	2	7	299	693	461	18	-	214	+ 2
Nassau	65	57	-	-	8	255	61	16	-	178	-75
Rockland	72	65	-	7	-	91	55	-	-	36	-21
Suffolk	355	165	-	-	190	233	233	-	-	-	+52
Westchester	215	112	2	-	101	114	112	2	-	-	+89
	January-June, 1982[2]					January-June, 1981[2]					
Total Suburban NY City	2,849	2,055	70	41	683	3,921	2,480	110	40	1,291	-27
Nassau	445	343	28	4	70	1,157	511	52	-	594	-62
Rockland	422	295	10	33	84	335	217	2	-	116	+26
Suffolk	1,289	929	12	-	348	1,270	1,096	22	40	112	+ 1
Westchester	693	488	20	4	181	1,159	656	34	-	469	-40

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], June and January-June, 1982 and 1981 (in thousands)

County	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
			June			
	Total			New Residential		
Total Suburban NY City	$ 86,057	$ 90,143	- 5	$ 32,624	$ 33,474	- 3
Nassau	28,905	24,869	+ 16	3,450	9,167	-62
Rockland	5,612	7,412	- 24	3,309	3,132	+ 6
Suffolk	25,574	24,303	+ 5	13,668	11,490	+19
Westchester	25,966	33,559	- 23	12,197	9,685	+26
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 31,178	$ 24,980	+ 25	$ 22,255	$ 31,689	-30
Nassau	18,702	5,972	+213	6,753	9,730	-31
Rockland	1,205	1,798	- 33	1,098	2,482	-56
Suffolk	4,888	7,412	- 34	7,018	5,401	+30
Westchester	6,383	9,798	- 35	7,386	14,076	-48
			January-June			
	Total			New Residential		
Total Suburban NY City	$418,062	$453,602	- 8	$146,631	$179,123	-18
Nassau	139,696	147,311	- 5	25,926	52,521	-51
Rockland	43,048	25,244	+ 71	16,130	12,766	+26
Suffolk	128,244	120,072	+ 7	58,191	55,524	+ 5
Westchester	107,074	160,975	- 33	46,384	58,312	-20
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$175,629	$167,268	+ 5	$ 95,802	$107,211	-11
Nassau	74,932	58,463	+ 28	38,838	36,327	+ 7
Rockland	21,938	4,875	x	4,980	7,603	-34
Suffolk	44,571	39,931	+ 12	25,482	24,617	+ 4
Westchester	34,188	63,999	- 47	26,502	38,664	-31

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], June, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change) (Total)
	June, 1982[2]					June, 1981[2]					
Total Upstate	1,229	895	21	8	305	1,337	994	48	11	284	- 8
East Central	317	228	13	4	72	464	297	18	3	146	- 32
Albany	95	91	4	-	-	259	101	18	-	140	- 63
Binghamton	84	21	3	-	60	46	40	-	-	6	+ 83
Syracuse	93	89	-	4	-	112	109	-	3	-	- 17
Remainder	45	27	6	-	12	47	47	-	-	-	- 4
Mid-Hudson	158	158	-	-	-	297	180	-	-	117	- 47
Poughkeepsie	49	49	-	-	-	63	63	-	-	-	- 22
Remainder	109	109	-	-	-	234	117	-	-	117	- 53
Northern and Mohawk Valley	270	69	-	-	201	75	71	-	4	-	+260
Utica	38	38	-	-	-	36	36	-	-	-	+ 6
Remainder	232	31	-	-	201	39	35	-	4	-	x
Western	484	440	8	4	32	501	446	30	4	21	- 3
Buffalo	86	80	2	4	-	165	122	26	4	13	- 48
Elmira	2	2	-	-	-	7	7	-	-	-	- 71
Rochester	232	196	4	-	32	250	238	4	-	8	- 7
Remainder	164	162	2	-	-	79	79	-	-	-	+108

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6], January-June, 1982 and 1981

Area	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-June, 1982[2]					January-June, 1981[2]					
Total Upstate	4,932	3,539	83	61	1,249	5,508	4,358	122	40	988	- 10
East Central	1,301	882	43	34	342	1,715	1,369	58	22	266	- 24
Albany	458	267	24	19	148	770	540	38	4	188	- 41
Binghamton	167	92	7	8	60	139	107	2	4	26	+ 20
Syracuse	521	402	2	7	110	551	505	14	10	22	- 5
Remainder	155	121	10	-	24	255	217	4	4	30	- 39
Mid-Hudson	742	728	2	4	8	1,129	759	18	-	352	- 34
Poughkeepsie	225	225	-	-	-	322	248	2	-	72	- 30
Remainder	517	503	2	4	8	807	511	16	-	280	- 36
Northern and Mohawk Valley	776	249	6	-	521	346	297	6	7	36	+124
Utica	198	114	4	-	80	133	107	2	-	24	+ 49
Remainder	578	135	2	-	441	213	190	4	7	12	+171
Western	2,113	1,680	32	23	378	2,318	1,933	40	11	334	- 9
Buffalo	498	435	12	11	40	724	611	32	4	77	- 31
Elmira	41	41	-	-	-	36	34	2	-	-	+ 14
Rochester	1,148	922	14	4	208	1,233	1,046	6	7	174	- 7
Remainder	426	282	6	8	130	325	242	-	-	83	+ 31

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], June, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	June					
	Total			New Residential		
Total Upstate	$213,282	$175,958	+ 21	$51,613	$55,136	- 6
East Central	40,161	47,609	- 16	12,484	17,543	- 29
Albany	16,402	20,482	- 20	4,440	9,317	- 52
Binghamton	11,457	10,367	+ 11	2,590	1,828	+ 42
Syracuse	9,037	12,465	- 28	3,858	4,608	- 16
Remainder	3,265	4,295	- 24	1,596	1,790	- 11
Mid-Hudson	20,296	15,714	+ 29	7,020	8,955	- 22
Poughkeepsie	7,503	5,426	+ 38	2,102	2,702	- 22
Remainder	12,793	10,288	+ 24	4,918	6,253	- 21
Northern and Mohawk Valley	20,232	7,365	+175	6,692	3,008	+122
Utica	12,452	2,899	x	1,260	1,623	- 22
Remainder	7,780	4,466	+ 74	5,432	1,385	+292
Western	132,593	105,270	+ 26	25,417	25,630	- 1
Buffalo	66,322	63,707	+ 4	4,284	7,999	- 46
Elmira	466	1,230	- 62	50	220	- 77
Rochester	39,964	29,847	+ 34	12,686	14,764	- 14
Remainder	25,841	10,486	+146	8,397	2,647	+217
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$109,949	$ 79,567	+ 38	$51,720	$41,255	+ 25
East Central	11,603	14,874	- 22	16,074	15,192	+ 6
Albany	4,277	7,250	- 41	7,685	3,915	+ 96
Binghamton	4,816	939	x	4,051	7,600	- 47
Syracuse	2,161	5,783	- 63	3,018	2,074	+ 46
Remainder	349	902	- 61	1,320	1,603	- 18
Mid-Hudson	7,795	3,916	+ 99	5,481	2,843	+ 93
Poughkeepsie	3,560	2,095	+ 70	1,841	629	+193
Remainder	4,235	1,821	+133	3,640	2,214	+ 64
Northern and Mohawk Valley	11,881	2,407	x	1,659	1,950	- 15
Utica	10,806	528	x	386	748	- 48
Remainder	1,075	1,879	- 43	1,273	1,202	+ 6
Western	78,670	58,370	+ 35	28,506	21,270	+ 34
Buffalo	53,932	48,844	+ 10	8,106	6,864	+ 18
Elmira	136	384	- 65	280	626	- 55
Rochester	11,613	5,307	+119	15,665	9,776	+ 60
Remainder	12,989	3,835	+239	4,455	4,004	+ 11

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6], January-June, 1982 and 1981

(in thousands)

Area	1982[2]	1981[2]	Percent Change	1982[2]	1981[2]	Percent Change
	January-June					
	Total			New Residential		
Total Upstate	$729,489	$625,040	+ 17	$217,698	$233,670	- 7
East Central	202,995	178,964	+ 13	50,634	68,008	- 26
Albany	58,681	78,163	- 25	19,669	32,503	- 39
Binghamton	50,488	24,634	+105	6,693	5,475	+ 22
Syracuse	71,927	52,302	+ 37	17,953	20,391	- 12
Remainder	21,899	23,865	- 8	6,319	9,639	- 34
Mid-Hudson	98,592	73,363	+ 34	31,485	39,539	- 20
Poughkeepsie	42,503	24,230	+ 75	10,017	13,095	- 24
Remainder	56,089	49,133	+ 14	21,468	26,444	- 19
Northern and Mohawk Valley	65,656	37,399	+ 76	31,236	10,972	+185
Utica	23,219	17,231	+ 35	7,385	4,178	+ 77
Remainder	42,437	20,168	+110	23,851	6,794	+251
Western	362,246	335,314	+ 8	104,343	115,151	- 9
Buffalo	126,765	139,334	- 9	24,264	35,449	- 32
Elmira	4,503	5,477	- 18	1,878	1,526	+ 23
Rochester	173,699	141,871	+ 22	60,996	66,026	- 8
Remainder	57,279	48,632	+ 18	17,205	12,150	+ 42
	New Non-Residential[4]			Additions and Alterations		
Total Upstate	$308,313	$235,576	+ 31	$203,478	$155,794	+ 31
East Central	69,732	61,218	+ 14	82,629	49,738	+ 66
Albany	14,831	26,666	- 44	24,181	18,994	+ 27
Binghamton	10,050	6,501	+ 55	33,745	12,658	+167
Syracuse	35,896	20,860	+ 72	18,078	11,051	+ 64
Remainder	8,955	7,191	+ 25	6,625	7,035	- 6
Mid-Hudson	38,895	16,289	+139	28,212	17,535	+ 61
Poughkeepsie	21,784	5,437	*	10,702	5,698	+ 88
Remainder	17,111	10,852	+ 58	17,510	11,837	+ 48
Northern and Mohawk Valley	25,277	13,865	+ 82	9,143	12,562	- 27
Utica	12,935	6,154	+110	2,899	6,899	- 58
Remainder	12,342	7,711	+ 60	6,244	5,663	+ 10
Western	174,409	144,204	+ 21	83,494	75,959	+ 10
Buffalo	72,002	73,226	- 2	30,499	30,659	- 1
Elmira	1,384	1,246	+ 11	1,241	2,705	- 54
Rochester	75,394	50,283	+ 50	37,309	25,562	+ 46
Remainder	25,629	19,449	+ 32	14,445	17,033	- 15

(See Footnotes, Preceding Page 1)